

101610 100832

but it is covenanted and agreed by the OWNER, for the consideration aforesaid, that, upon the happening of any default in performance of the covenants or in the making of the payments provided for in the said Mortgage or Note, Bankers Trust of South Carolina, N.A., at its option, may receive and collect all the said rents, issues and profits. The OWNER, in the event of default in any of the payments or in the performance of any of the terms, covenants or conditions of the aforesaid Mortgage or Note, hereby authorizes Bankers Trust of South Carolina, N. A. at its option to enter upon the said mortgaged premises by its officers, agents or employees for the collection of the rents and for the operation and maintenance of said mortgaged premises, the OWNER hereby authorizing Bankers Trust of South Carolina, N. A. in general to perform all acts necessary for the operation and maintenance of said premises in the same manner and to the same extent that the OWNER might reasonably so act, Bankers Trust of South Carolina, N. A. shall, after payment of all proper charges and expenses, credit the net amount of income which it may receive by virtue of the within assignment and from the mortgaged premises, to any amounts due Bankers Trust of South Carolina, N. A. from the OWNER under the terms and provisions of the aforesaid Note and Mortgage. The manner of the application of such net income and the item which shall be credited shall be within the sole discretion of Bankers Trust of South Carolina, N. A.

The OWNER hereby covenants and warrants to Bankers Trust of South Carolina, N. A. that it has not executed any prior assignment of said Lease or rentals, nor has the OWNER performed any acts or executed any other instrument which might prevent Bankers Trust of South Carolina, N. A. from operating under any of the terms and conditions of this assignment, or which would limit Bankers Trust of South Carolina, N. A. in such operation; and the OWNER further covenants and warrants to Bankers Trust of South

0894