

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

ASSIGNMENT OF RENTS

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THIS ASSIGNMENT OF RENTS has been executed as of the 7th day of March, 1977, by SOUTHEASTERN INSURANCE SERVICE, INC. (herein called "Landlord") in favor of FIRST PIEDMONT MORTGAGE COMPANY, INC. (herein called "Assignee") for the mutual consideration herein evidenced:

1. MORTGAGE LOAN: Assignee has made a mortgage loan to Landlord which loan is evidenced by a promissory note dated March 7, 1977, payable to First Piedmont Mortgage Company, Inc., in the amount of Two Hundred Eighty Thousand (\$280,000.00) Dollars, (hereinafter called the "Note") and secured by a mortgage recorded in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Mortgage Book 1391 at Page 36, (herein called "Mortgage").

2. MORTGAGED PROPERTY: The property described in the Mortgage is as follows: (herein called the "Property")

ALL that certain piece, parcel or tract of land, situate, lying and being on the West side of Middleton Drive, City of Greer, County and State aforesaid, and having according to a recent plat entitled "Property of Southeastern Insurance Service, Inc.", dated February, 1977, prepared by Dalton & Neves Co., Engineers, and which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book 5Y at Page 60, the following metes and bounds, to-wit:

BEGINNING on the West side of Middleton Drive, which pin in 480 feet S. 25-59 E. from the intersection of said drive with the South side of the right-of-way line for U. S. Highway No. 29 (Wade Hampton Boulevard), at corner of property of Lawrence G. Stokes; thence with the line of said Middleton Drive, S. 25-59 E. 351.2 feet to an iron pin; thence with line of property of Howell N. 83-48 W. 236.7 feet to an iron pin; thence N. 25-54 W. 238 feet to an iron pin; thence with line of Stokes property N. 67-41 E. 200.4 feet to point of beginning.

3. RENTS ASSIGNED: To further secure the payment of the Note and the performance of all the terms of the Mortgage, Landlord hereby assigns and transfers to Assignee, its successors and assigns, all of the rents, other lease income, issues, profits, revenues, royalties, lease-purchase option payments, tenants' security deposits held by or for Landlord, lease guarantees, and other rights and benefits (herein collectively called the "Rents") which Rents are now due or which may hereafter become due under or by virtue of all leases, whether written or verbal, or any letting of, or any agreement for, the use or occupancy of any part of the Property which may have been made heretofore or which may be made or agreed to hereafter including additions, renewals, extensions, amendments or supplements thereto.

Without limiting the generality of the foregoing, certain leases are more particularly identified and described on Exhibit "B" hereto being those leases with the following tenants:

NONE

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