

STATE OF SOUTH CAROLINA     )  
   )     ASSIGNMENT OF LEASES AND RENTS  
 COUNTY OF GREENVILLE     )

WHEREAS, John D. Hollingsworth, hereinafter called "Assignor," has executed and delivered to North Carolina National Bank his certain promissory note dated August 26, 1977, in the principal sum of Four Million One Hundred Fifty Thousand (\$4,150,000.00) Dollars, payable to the order of North Carolina National Bank and executed by Assignor which is described in and secured by a Mortgage of Real Estate and Security Agreement, dated August 26, 1977, and recorded in the Office of the Register of Mesne Conveyances for Greenville County, South Carolina, in Mortgage Book 1408 at page 212, as modified by Modification and Amendment to Mortgage of Real Estate and Security Agreement, dated November 23, 1977, recorded in the Office of the Register of Mesne Conveyances for Greenville County in Mortgage Book 1417 at page 731, which Note and Mortgage have been assigned by North Carolina National Bank to American National Insurance Company (hereinafter called "Noteholder") by assignment of even date herewith, covering the premises described in Exhibit A attached hereto and made a part hereof which, together with all buildings, improvements, fixtures, drapes and carpet located thereon owned by Assignor, hereinafter referred to as the "Mortgaged Property"; and

WHEREAS, Noteholder has required as additional security for said loan the assignment of all leases now existing and affecting said property or which may hereinafter affect said premises together with all rental income to become due and payable under said lease and rental agreements covering said premises, and the said Assignor desires to assign said leases, together with all rents and income to become due and payable thereunder to Noteholder as additional

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