That if default be made in the performance of any of the terms hereof or if default be made in any payment of principal or interest of any notes hereof or hereafter signed by the undersigned, the undersigned agrees and does hereby assign the rents and profits arising or to arise from said premises to the Bank and agrees that any judge of a court may, at chambers or otherwise, appoint a receiver of the described premises with full authority to take possession thereof and collect the rents and profits and hold the same subject to the further order of said court, but agrees further that the Bank shall have no obligation to perform or discharge any obligation, duty or liability of the undersigned in connection with the said assignment of rents and profits.

4. That if default be made in the payment of loans and indebtedness hereunder or the performance of any of the terms hereof, Bank at its election may declare the entire remaining unpaid principal and interest of any obligation or indebtedness then remaining unpaid to Bank to be due and payable forthwith.

5. That Bank may, and is hereby authorized and permitted to cause this instrument to be recorded at such time and in such place as Bank may deem desirable for its protection.

6. Upon payment of all indebtedness of the undersigned to Bank this agreement shall be and become null and of no effect and until then it shall continue in full force and effect. The undersigned hereby covenants, agrees, devisees, administrators, executors, successors and assigns, and hold harmless the said Bank and its successors and assigns. The affidavit of any officer or department manager of Bank showing any part of said indebtedness to remain unpaid shall be and is hereby made conclusive evidence of the validity, effectiveness and continuing force of this agreement and any person may and is hereby authorized to rely thereon.

Witness: Edith S. Lynn
Witness: Beverley G. Patterson

x James C. Hart
James C. Hart

x Frances W. Hart
Frances W. Hart

Witnesses Greer, South Carolina Date July 17, 1978

Greenville

Edith S. Lynn

James C. Hart and Frances W. Hart

Beverley G. Patterson

Robert E. Woodward

17 July 78

Edith S Lynn

RECORDED JUL 27 1978 at 2:15 P.M.

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