

GREENVILLE CO. S.C.
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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ASSIGNMENT

Bikeva Enterprises, a general partnership doing business in the County of Greenville, State of South Carolina, hereinafter referred to as Purchaser, has executed and delivered to Patwood Corporation, a corporation organized and existing under the laws of the State of South Carolina, and doing business in the County of Greenville, State of South Carolina, hereinafter referred to as Lender, a promissory note in the sum of One Million, Four Hundred Thousand and 00/100 (\$1,400,000.00) Dollars payable in two hundred forty (240) equal monthly payments of principal and interest at the rate of ten (10%) per cent per annum in the amount of Thirteen Thousand, Five Hundred Ten and 30/100 (\$13,510.30) Dollars, payable as stated therein, said note being secured by a mortgage on the following real estate:

ALL that certain piece, parcel or tract of land, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and containing approximately eight and one-half (8½) acres, more or less, being bounded on the North by the right-of-way of Piedmont and Northern Railway Railroad Company, on the East by the right-of-way of Worley Road, on the South by the right-of-way of Southern Railroad Company, and on the West by property of Patwood Corporation.

Purchaser desires to further secure Lender, and Lender has required as additional and further security for the payment of the indebtedness, as assignment of rents in case of default in the payment of any sums maturing, including taxes and insurance becoming due, and as a further security for the performance of all of the terms and conditions expressed in the note and mortgage.

Purchaser, for and in consideration of Three and 00/100 (\$3.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, assigns, transfers, and set over to Lender the rents, profits and income derived from the real estate and the building and improvements thereon, with full and complete authority and right in Lender, in case of default in the payment of the indebtedness or any part thereof or failure to comply with any of the terms and conditions of the note and mortgage, to demand, collect, receive, and receipt for such rents, income and profits, to take possession of the premises without having a receiver appointed therefor, to rent and manage the same from time to time and apply the net proceeds

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