

reinstate the mortgage loan completely in good standing, having complied with all the terms, covenants and conditions of the said mortgage and the note secured thereby, then Lender, within one (1) month after demand in writing, shall redeliver possession of the mortgaged premises to the Borrower who shall remain in possession unless and until another default occurs, at which time Lender may, at its option, again take possession of the mortgaged premises under authority of this instrument.

4. The Borrower hereby covenants and warrants to Lender that it has not executed any prior assignment or pledge of the rentals of the mortgaged premises, nor any prior assignment or pledge of its landlord's interest in any lease of the whole or any part of the mortgaged premises, other than the assignment of Lessor's interest in leases to The Community Savings Bank, appearing of record in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 990, Page 257, said assignment being recorded in Deed Volume 1039, at Page 934. The Borrower also hereby covenants and agrees not to collect the rents of the said mortgaged premises in advance, other than as required to be paid in advance by the terms of any rental agreement, and further agrees not to do any other act which would destroy or impair the benefits to Lender of this assignment.

5. It is not the intention of the parties hereto that an entry by Lender upon the mortgaged premises under the terms of this instrument shall constitute the said Lender a "Mortgagee in Possession" in contemplation of law, except at the option of Lender.

6. This assignment shall remain in full force and effect as long as the mortgage debt to Lender remains unpaid in whole or in part.

7. The provisions of this instrument shall be binding upon the Borrower and its legal representatives, successors and assigns and upon Lender and its successors and assigns. The word

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