

STATE OF SOUTH CAROLINA MAR 31 3 27 PM '83
COUNTY OF GREENVILLE DONNIE J. TANKERSLEY
R.M.C. ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS has been executed as of the 30th day of MARCH, 1983, by CAPITAL GROWTH CORPORATION, a Utah Corporation, (herein called "Capital") in favor of WILDAIRE-MERRY OAKS PARTNERSHIP, a South Carolina General Partnership, (herein called "Wildaire") for the mutual consideration herein evidenced:

1. MORTGAGE. Capital has executed and delivered a purchase money mortgage to Wildaire which loan is evidenced by a promissory note dated MARCH 28th 20th, 1983, payable to Wildaire in the amount of One Million Eighty-five Thousand and No/100 (\$1,085,000.00) Dollars (the "Note"), said mortgage recorded in the Office of the Register of Mesne Conveyances for Greenville County, South Carolina in REM Book 1599 at Page 934, (the "Mortgage").

2. MORTGAGED PROPERTY. The property described in the Mortgage is as the same is more particularly described on Exhibit "A", attached hereto and made a part hereof, and upon which there presently exists a number of apartments.

3. RENTS ASSIGNED. To further secure the payment of the Note and the performance of all the terms of the Mortgage, Capital hereby assigns and transfers to Wildaire, its successors and assigns, all of the rents, other lease income, issues, profits, revenues, royalties, and tenants' security deposits held by or for Capital, 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.

4. PERMISSION. Notwithstanding that this instrument is a present assignment of Rents, Capital has permission to collect Rents and manage the Property and improvements thereon the same as if this Assignment had not been given if, and so long only as, Capital shall not be in any default whatever

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RECORDED

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