FILED
GREENVILLE

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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ASSIGNMENT OF LEASES

RENTS AND PROFITS

THIS ASSIGNMENT made this 16th day of September, 1983, by E & H Properties, a South Carolina general partnership (hereinafter called "Assignor") to The Citizens and Southern National Bank of South Carolina (hereinafter called "Assignee");

W I T N E S S E T H:

Assignor, in consideration of the sum of Ten Dollars ($10.00) in hand paid and other good and valuable consideration paid by Assignee, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, CONVEY, ASSIGN, TRANSFER and SET OVER unto Assignee, its successors and assigns, the following:

A. All rights, interests and estates of Assignor in, to and under the lease agreement described in Schedule I attached hereto and made a part hereof and all other lease agreements which cover or affect portions of the land described in Exhibit A attached hereto and made a part hereof or the improvements located thereon (the "Subject Property"); together with all renewals and extensions of such lease agreements and other instruments and all other lease agreements that may hereafter be entered into which cover a portion of said land or the improvements located thereon (such lease agreements, other instruments, renewals and extensions being herein called the "Leases"); and

B. All rents, rentals and other sums of money that may now and at any time hereafter become due and payable to Assignor under the terms of the Leases; and

C. Any and all monies, awards or other payments paid or payable by any and all lessees under the Leases in lieu of rent including but not limited to any damages (all such monies, awards or payments including but not limited to damages herein collectively called the "Damages") which may hereafter become due pursuant to any of the Leases pertaining to all or any part of the Subject Property; and

D. Any and all revenues, profits, royalties, rights and benefits for the Subject Property.

This Assignment is made by Assignor as additional security for the payment of the following bonds, notes, obligations, indebtedness and liabilities: (a) those certain Greenville County, South Carolina, Industrial Revenue Bonds (E & H Properties Project) 1983 in the principal amount of Four Hundred Thousand and 00/100 ($400,000.00) Dollars (the "Bonds"), payment of which has been assured by Assignor in a loan agreement

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