STATE OF SOUTH CAROLINA

:::

:::

ASSIGNMENT OF RENTS AND LEASES

COUNTY OF GREENVILLE

MHEREAS, the undersigned is indebted to Greer Federal Savings and Loan Association of Greer, South Carolina, in the sum of TWELVE THOUSAND AND NO/100 (\$12,000.00) DOLLARS, as evidenced by note of even date herewith secured by a nortgage also of even date herewith, encumbering certain real estate located at Brookdale Avenue, being Lot No. 10 and part of Lots Nos. 9 and 11, Block I, as shown on plat of "Fair Heights" recorded in the R.M.C. Office for Greenville County in Plat Book F at page 257, as nore particularly described in said nortgage, and desires to further secure said indebtedness by assignment of rents, income, profits, etc., of said properties nortgaged as aforesaid, now, therefore,

FOR VALUE RECEIVED and as additional security for the indebtedness above mentioned, the undersigned hereby sells, transfers, assigns and sets over unto Greer Federal Savings and Loan Association, its successors and assigns, all the right, title and interest of the undersigned in and to the rents, issues, profits, revenues, royalties, rights and benefits from the property described in said mortgage, together with all leases of said premises now or to be hereafter made, executed and delivered, be the same written or verbal.

In the event that at any time the payment of the installments provided for in the note and mortgage above mentioned become in arrears, in accordance with the terms of said note and mortgage, the undersigned does hereby authorize the said Association, its successors and assigns, to collect the said rents, issues, profits, revenues, rights and benefits, as they shall become due, and does hereby direct each and all of the tenants of the aforesaid premises to pay such rents to Greer Federal Savings and Loan Association of Greer, upon demand for payment thereof by said Association, it being understood and agreed, however, that until such denand is made the undersigned is authorized to collect, or continue collecting, said rents, issues, profits, revenues, rights and benefits, in the same manner as if this agreement did not exist. The term of this agreement shall be until the said note and mortgage, above described, made, executed and delivered by the undersigned to Greer Federal Savings and Loan Association, shall have been fully paid and satisfied, at which time this assignment is to be fully satisfied, cancelled and released, and the satisfaction of the aforesaid mortgage shall constitute a release and satisfaction hereof.

This assignment is given as additional security for the above mentioned note and mortgage and the amounts collected hereunder, less the expense of collection, if any, shall be applied against the outstanding indebtedness due on said note and mortgage.

Nothing herein contained shall be consurued as making Greer Federal Savings and Loan Association a mortgagee in possession, nor shall said Association be liable for laches, or failure to collect said rents, issues, profits, revenues, rights and benefits, and it is understood that said Association is to account only for such sums as it may actually collect.

(CONTINUED ON PERT BARRY