

Mortgage, or default in the performance of any of the covenants set forth in said Note or said Mortgage or Deed of Trust or Assignment of Leases, Rents, and Profits; and, until such demand is made, the party of the first part is authorized to collect, or continue collecting, said rent, but such privilege to collect, or continue collecting, as aforesaid by the party of the first part shall not operate to permit the collection by the said party of the first part, their heirs, executors, administrators or assigns, of ( and the party of the first part hereby covenants and agrees with the party of the second part that the party of the first part will not collect, demand or receive) any installment of rent in advance of the date prescribed in said lease or leases for the payment thereof.

The authority and power of The First National Bank of South Carolina to collect said rents from said property, as set forth herein, may be exercised and said rents collected with or without taking of possession of said real property, or any part thereof, and without the necessity of (but nothing herein contained shall be construed to prohibit) The First National Bank of South Carolina instituting foreclosure of its Mortgage, Deed of Trust or lien, and an action upon its Note or an action upon this Assignment directly against the tenants under the leases assigned herewith.

And in furtherance of this Assignment, the party of the first part does hereby additionally authorize and empower The First National Bank of South Carolina, by its employees, agents, or representatives, at the option of the First National Bank of South Carolina, upon the occurrence of any default, as aforesaid, to enter upon the aforesaid premises and to collect, in the name of the party of the first part or in its own name as assignee, the rents accrued but unpaid and in arrears at the date of such default, as well as the rents thereafter accruing and becoming payable during the period this Assignment is operative; and to the end, the party of the first part further agrees to cooperate and to assist The First National Bank of