

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

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ASSIGNMENT OF LEASES,
RENTS AND PROFITS

THIS ASSIGNMENT is made on this the 27th day of May, 1977, by and between TRAVELERS REST PLAZA, INC., a South Carolina corporation, Party of the First Part, and CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., Party of the Second Part:

W I T N E S S E T H :

FOR VALUE RECEIVED, and as additional security for the loan hereinafter mentioned, the Party of the First Part hereby transfers, conveys and assigns unto the Party of the Second Part, its successors and assigns, all of the right, title and interest of the Party of the First Part in and to the rents, profits, revenues, rights, and benefits from the following described property:

ALL that certain piece, parcel or tract of land, situate, lying and being on the western side of Poinsett Highway (U.S. Highway 25) in the City of Travelers Rest, County of Greenville and State of South Carolina and being more fully shown and designated on a plat prepared by W. R. Williams, Jr., Surveyor dated January 29, 1976, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book — at Page —, having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the western edge of said Poinsett Highway (U.S. Highway 25) running thence N. 45-23 W. 517.5 feet to an iron pin; thence N. 0-23 E. 232.1 feet to an iron pin; thence S. 89-37 E. 10.8 feet to an iron pin; thence N. 0-23 E. 407.6 feet to an iron pin; thence S. 89-37 E. 57 feet to an iron pin; thence S. 46-17 E. 65.4 feet to an iron pin; thence S. 89-37 E. 255.4 feet to an iron pin in the western edge of said Poinsett Highway; thence along said Highway S. 0-23 W. 955.8 feet to an iron pin, the point of beginning.

EXCLUDING HOWEVER, that certain tract of land on the northern edge of the above described tract 15 feet in width and paralleling the northern boundary of said above tract as follows: Beginning at a point which is 42 feet S. 89-37 E. from the extreme northwestern boundary and running thence S. 46-17 E. 65.4 feet to a point; thence turning and running S. 89-37 E. 255.4 feet to a point in the western edge of said Poinsett Highway, which point is 15 feet from the extreme northeastern boundary of the above described tract. This tract which is excepted from the lien of this mortgage is subject to an agreement previously executed regarding ingress and egress into the access road shown on the aforesaid plat and the property which is the subject of this mortgage.

And to that end the Party of the First Part hereby assigns and transfers to Carolina Federal Savings and Loan Association of Greenville, Greenville, S. C. its successors and assigns, all leases and subleases of the premises herein described, which are now made, executed or delivered, or which shall be hereafter made and all amendments, modifications, renewals and additions thereof, including specifically the following leases: