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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ASSIGNMENT OF RENTS AND PROFITS

This agreement, made this 12 day of July, 1978, by and between EASTSIDE DEVELOPMENT, INC., a South Carolina corporation, party of the first part, to SOUTHERN BANK AND TRUST COMPANY, Greenville, South Carolina, party of the second part.

WITNESSETH: For value received and as additional security for the loan hereinafter mentioned, the party of the first part hereby sells, transfers and assigns unto the party of the second part, its successors and assigns, all the right, title and interest of the party of the first part in and to the rents, issues, profits, revenues, royalties, rights and benefits from the following described property:

ALL that certain piece, parcel or tract of land containing 14.041 acres, together with improvements now or hereafter constructed thereon, situate, lying and being in the City of Mauldin, Greenville County, South Carolina, bounded on the east by U. S. Highway No. 276, on the south by Whatley Circle, on the west by other property of Eastside Development, Inc. and on the north by West Butler Avenue, and having the following metes and bounds, according to plat entitled "Property Under Option to Eastside Development, Inc.," dated April 6, 1978, revised June 22, 1978, by Charles F. Webb, Surveyor.

BEGINNING at the point of intersection of the western right-of-way of U.S. Highway No. 276 with the northern right-of-way of Whatley Circle and running thence with said right-of-way of Whatley Circle, S. 07-46 W. 21.98 feet to a point; thence continuing S. 50-39 W. 778.14 feet to a point; thence continuing S. 47-44 W. 298.85 feet to a point; thence leaving Whatley Circle and running N. 28-29 W. 758.38 feet to a point on the southern right-of-way of West Butler Avenue; thence with said right-of-way of West Butler Avenue N. 62-18 E. 130.51 feet to a point; thence continuing N. 61-17 E. 150.31 feet to a point; thence continuing N. 61-34 E. 554.52 feet to a point; thence leaving West Butler Avenue and running S. 28-26 E. 209.95 feet to a point; thence N. 61-26 E. 50.85 feet to a point; thence N. 62-03 E. 159.85 feet to a point on the western right-of-way of U.S. Highway No. 276; thence with said Highway right-of-way S. 29-49 E. 30 feet to a point; thence leaving said Highway and running S. 62-03 W. 160 feet to a point; thence S. 27-57 E. 20 feet to a point; thence S. 62-03 W. 0.8 feet to a point; thence S. 31-33 E. 50 feet to a point; thence S. 62-03 W. 3.15 feet to a point; thence S. 27-57 E. 50 feet to a point; thence N. 61-58 E. 166.9 feet to a point on the western right-of-way of U.S. Highway No. 276; thence with said Highway right-of-way S. 33-21 E. 87.0 feet to a point; thence continuing S. 35-07 E. 73.85 feet to the point of beginning.

ALSO an easement for ingress and egress over and across the following described property:

BEGINNING at a point on the northerly side of Whatley Circle which point is 1,098.97 feet along the right-of-way of Whatley Circle southwest of U.S. Highway 276; and running thence along the right-of-way of Whatley Circle South 47 - 44 West 51.48 feet to a point and turning and running thence North 28 - 29 West 771.33 feet to a point on the right-of-way of West Butler Avenue and turning and running thence along the right-of-way of West Butler Avenue North 62 - 18

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