

FILED
GREENVILLE CO. S.C.
JUN 14 4 55 PM '79
ASSIGNMENT OF LEASES AND RENTS
JONNIE S. TARKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS THAT B S & L LAND PARTNERSHIP, hereinafter called the "Assignor", in consideration of one dollar paid by CITIZENS & SOUTHERN NATIONAL BANK OF S.C., hereinafter called the "Assignee", hereby conveys, transfers and assigns unto the Assignee, its successors and assigns, all the rights, interest and privileges which the Assignor as Lessor has and may have in the leases now existing or hereafter made and affecting the real property described below or any part thereof, including but not limited to, the following leases:

1. Lease with C. Don Wall, dated March 19, 1979.
2. Lease with Mountain View Family Practice, P.A., dated April 16, 1979,

as said leases may have been, or may from time to time be hereafter modified, extended and renewed, with all rents, income and profits due and becoming due therefrom. The Assignor will, on request of the Assignee, execute assignments of any future leases affecting any part of said premises.

This assignment is made as additional security for the payment of a certain Note and Mortgage and all extensions or modifications thereof executed by B S & L LAND PARTNERSHIP

to

CITIZENS & SOUTHERN NATIONAL BANK OF S.C.

in the sum of two hundred twenty five thousand (\$225,000.00) dollars, dated JUNE 8, 1979, covering real property situated in County of Greenville, State of South Carolina, and described on the attached Exhibit "A".

This assignment shall become operative upon any default being made by the Assignor under the terms of the aforesaid Mortgage and the Note secured thereby, and shall remain in full force and effect so long as any default continues to exist in the matter of the making of any of the payments or the performance of any of the covenants set forth in the aforesaid Mortgage and Note secured thereby.

1. In furtherance of the foregoing assignment, the

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