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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

ASSIGNMENT OF LEASES, RENTS AND PROFITS

THIS AGREEMENT, made this 27th day of November, 1979, by and between W. M. Morgan and Dolores J. Morgan, residents of Greenville County, South Carolina (hereinafter jointly called "Assignor"), and BANKERS TRUST OF SOUTH CAROLINA, a South Carolina banking corporation (hereinafter called "Assignee").

W I T N E S S E T H :

FOR VALUE RECEIVED and as security for the loan hereinafter mentioned, the Assignor hereby sells, transfers and assigns unto the Assignee, its successors and assigns, all the right, title and interest of the Assignor in and to the rents, issues, profits, revenues, royalties, rights and benefits, from the property described on Exhibit A, attached hereto and made a part hereof.

And to that end, Assignor hereby assigns unto Assignee, its successors and assigns, all leases of said premises now made, executed or delivered, whether written or verbal, or to be hereafter made, whether written or verbal, specifically including that certain lease dated May 1, 1976, between W. M. Morgan and Dolores J. Morgan, as Lessor, and Skateland of South Carolina, as Lessee.

And Assignor does hereby authorize and empower Assignee, its successors and assigns, to collect the said rents, issues, profits, revenues, royalties, rights and benefits, as they shall become due, and to apply them to the indebtedness secured hereby, and does hereby direct each and all of the tenants of the aforesaid premises to pay such rents as may now be due or shall hereafter become due to the said Assignee, its successors and assigns, upon

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