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STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) ASSIGNMENT OF RENTS AND LEASES

THIS AGREEMENT, made this 19th day of May, 1981,
 by and between POINSETT WAREHOUSE ASSOCIATES, a Limited Partner-
 ship, hereinafter referred to as Borrower, and THE CITIZENS AND
 SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, Greenville, South
 Carolina, hereinafter referred to as Lender;

W I T H E S S E T H:

For value received and as additional security for the
 loan hereinafter mentioned, the Borrower hereby sells, transfers
 and assigns unto Lender, its successors and assigns, all the
 right, title and interest of the Borrower in and to the lease
 and leases now or hereafter entered into, together with all rents,
 issues, profits, revenues, royalties, rights and benefits from
 the property described on Exhibit A attached hereto and incor-
 porated herein by reference.

And to that end, Borrower hereby assigns and sets over
 unto Lender, its successors and assigns, all leases of said pre-
 mises now made, executed or delivered, whether written or verbal,
 or to be hereafter made, be the same written or verbal.

It is understood and agreed that Lender shall not
 exercise any of its rights under this assignment of rents unless
 and until there has been a default in the payment of the indebted-
 ness evidenced by a Promissory Note secured by the Mortgage here-
 inafter mentioned, default in the performance of any obligation,
 covenants or agreement herein or in said Note or Mortgage, or
 default of the payment of any other sums secured by said Note or
 Mortgage, or any other agreement between Borrower and Lender.

It is understood and agreed that the Borrower shall not
 have the right to collect any installment or installments of rent
 in advance of the date prescribed in said lease or leases for the
 payment thereof.

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