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DUNN & SPENCER
R.M.C.

WALKER, TODD & MANA

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

This agreement, made this 21st day of December, 1983, by and between Kirby J. Quinn, Jr., party of the first part, to First National Bank of 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 lot of land together with buildings and improvements thereon, situate, lying and being at the southeastern corner of the intersection of South Main Street and East McBee Avenue in the City of Greenville, Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Property of Kirby J. Quinn, Jr." dated July, 1982, by Dalton and Neves Co., Engineers:

BEGINNING at the point of intersection of the eastern right of way of South Main Street with the southern right of way of East McBee Avenue and running thence with the southern right of way of East McBee Avenue S. 70-20 E. 121.04 feet to an iron pin; thence running with the center line of a 12 inch wall as the line S. 20-49 W. 55.58 feet to a point; thence with the center line of a 17 inch wall as the line N. 70-01 W. 120.79 feet to a point on the eastern right of way of South Main Street; thence with the eastern right of way of South Main Street N. 20-39 E. 55 feet to the point of beginning.

And to that end the party of the first part hereby assigns and sets over unto the said First National Bank of South Carolina, its successors and assigns, all leases of said premises now made, executed or delivered, whether written or verbal or to be hereafter made, be the same written or verbal, including specifically, without limiting the generality hereof, the following leases:

Lease between Kirby J. Quinn, Jr. and Town House Galleries, Inc. dated July 26, 1982 for a term of five years beginning August 1, 1982 and ending July 31, 1987.

It is understood and agreed that the party of the second part shall not exercise any of its rights under this assignment of rents unless and until there has been a default in

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