

LEATHERWOOD, WALKER, TODD & MAHR

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

NOTARY PUBLIC)
MARCH 30 1984)
DOUGLAS W. PROLEY)

ASSIGNMENT OF LEASES,
RENTS AND PROFITS

THIS ASSIGNMENT made this 30th day of March, 1984, by and between SPRING STREET ASSOCIATES LIMITED PARTNERSHIP, a South Carolina limited partnership (hereinafter called "Assignor"), and AMERICAN FEDERAL BANK, F.S.B. (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.

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