

THIS ASSIGNMENT is made for the purpose of securing:

A. The payment of the principal sum, interest and indebtedness evidenced by a certain note (it being agreed that the word "note" as hereinafter used shall be construed to mean "bond" if the context so requires), including any extensions or renewals thereof, in the original principal sum of Seventy-seven Thousand----

Dollars (\$77,000.00) made by W. T. Cassels, Jr. to the South Carolina National Bank of Charleston

and dated

the 21st day of September, 1964 and secured by mortgage (it being agreed that the word "mortgage" as hereinafter used shall be construed to mean "trust deed" or "deed of trust" or "deed to secure debt" if the context so requires) on real property situated in Greenville County, South Carolina and being more particularly described as follows:

All that piece, parcel or tract of land, containing 5.89 acres, situate in Austin Township, Greenville County, State of South Carolina, on the southern side of Parkins Mill Road and being shown on plat of property of W. T. Cassels, Jr. prepared by C. O. Riddle, Registered Land Surveyor, dated September 2, 1963, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book EEE at page 1, and having, according to said plat, the following metes and bounds: beginning at an iron pin on the southern side of Parkins Mill Road at corner of property owned by Ledbetter and running thence along Ledbetter's line S. 28-00 W. 750 feet to an iron pin; thence N. 47-17 W. 350 feet to an iron pin; thence N. 28-07 E. 750 feet to an iron pin on the southern side of Parkins Mill Road; thence along said Road as follows: S. 55-24 E. 50 feet to an iron pin; S. 51-09 E. 100 feet to an iron pin; S. 46-04 E. 100 feet to an iron pin; S. 40-16 E. 100 feet to the point of beginning.

B. Payment of all other sums with interest thereon becoming due and payable to the assignee under the provisions of this assignment or of said note and mortgage.

C. The performance and discharge of each and every obligation, covenant and agreement of the assignor contained herein or in said note and mortgage.

THE ASSIGNOR WARRANTS that the assignor is the sole owner of the entire lessor's interest in said lease; that said lease is valid and enforceable and has not been altered, modified or amended in any manner whatsoever save as herein set forth; that the lessee named therein is not in default under any of the terms, covenants or conditions thereof; that no rent reserved in said lease has been assigned or anticipated and that no rent for any period subsequent to the date of this assignment has been collected in advance of the time when the same became due under the terms of said lease.

THE ASSIGNOR COVENANTS with the assignee to observe and perform all the obligations imposed upon the lessor under said lease and not to do or permit to be done anything to impair the security thereof; not to collect any of the rent, income and profits arising or accruing under said lease or from the premises described in said mortgage in advance of the time when the same shall become due; not to execute any other assignment of lessor's interest in said lease or assignment of rents arising or accruing from said lease or from the premises described in said mortgage; not to alter, modify or change the terms of said lease or cancel or terminate the same or accept a surrender thereof without the prior written consent of the assignee; at the assignee's request to assign and transfer to the assignee any and all subsequent leases upon all or any part of the premises described in said lease or said mortgage and to execute and deliver at the request of the assignee all such further assurances and assignments in the premises as the assignee shall from time to time require.