

record in the R. M. C. Office for Greenville County, South Carolina, in mortgage book 878, page 322.

The right is hereby reserved by the undersigned to collect the rentals from the premises hereinabove described as they may accrue under the terms of said lease, and enforce the collection of the same, and also enforce all other provisions of said lease, so long as there is no default on the part of the undersigned in the payment of any installments of interest and principal as provided in the mortgage hereinabove referred to, and so long as there is no breach in any of the conditions and covenants of said note and mortgage.

IT IS FURTHER AGREED that the undersigned shall not collect any rentals further in advance than as provided in said lease, and collections made by it further in advance than is provided therein shall, at the option of the mortgagee, be payable to the mortgagee as payments under the mortgage, such failure of payment constituting a breach of covenant under the mortgage, and the mortgagee may, at its option, proceed to execute the provisions of said mortgage in the same manner as provided therein in case of default in the payment of the note described in said mortgage or a breach of the covenants contained therein.

IT IS FURTHER UNDERSTOOD AND AGREED that in case it should be necessary for Fidelity Federal Savings and Loan Association of Greenville, South Carolina, for the purpose of protecting its interest, to assert its rights as assignee of said lease, and to enforce payment of the indebtedness existing under said note and mortgage, or any part thereof from the leasehold interest hereby assigned, said Fidelity Federal Savings and Loan Association of Greenville, South Carolina will account for and pay over to the undersigned all amounts realized by it from rents collected under said lease in excess of the indebtedness of the undersigned to Fidelity Federal Savings and Loan Association of Greenville, South Carolina, principal and interest, including such cost and expenses as the said Fidelity Federal Savings and Loan Association of Greenville, South Carolina may be obligated to incur in thus

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(Continued on Next Page)