

State of South Carolina
County of Greenville

Know all men by these presents, That C. O. Hobbs of Greenville, South Carolina, in consideration of the sum of one Dollar and other valuable considerations, the receipt whereof is hereby acknowledged, has sold, assigned and conveyed and does hereby sell, assign and convey, unto New York Life Insurance Company, a corporation, a certain lease entered into on the twenty-fifth day of May, 1920, by and between C. O. Hobbs of Greenville, South Carolina, and Gilmers, (Inc.) a corporation of Delaware, which lease was recorded on the first day of June, 1921, in the office of the Register of Mesne Conveyance for the County of Greenville, state of South Carolina, upon the following described land:

All that lot of land situate in the city and county of Greenville, state of South Carolina, on the east side of North Main Street, and described as follows: Beginning at a point on said North Main Street in the center of the brick wall separating this lot from the lot of C. F. Dill, and running thence from said beginning corner in an easterly direction through the center of said brick wall one hundred (100) feet more or less, to the line of the lot next hereinafter described, thence in a southerly direction along the line of that lot about thirty-three (33) feet to line of the lot belonging to the estate of H. A. Couble, deceased; thence in a westerly direction along the line of that lot about one hundred (100) feet to said North Main Street; thence in a northerly direction along said Main Street about thirty-three (33) feet to the beginning corner.

Also all that other lot of land adjoining the above described lot at the rear but fronting on Brown Street, in the city and county of Greenville, South Carolina, and described as follows: Beginning at an iron pin on the West side of Brown Street at a point one (1) foot south of the wall of the brick stable and on the north side on line of a fifteen-foot alley, and running thence along said alley in a westerly direction (the line running one foot south of said brick wall) one hundred thirty-seven (137) feet more or less to an iron pin; thence northwardly along the west side of the west wall of said stable and continuing the same course along the east or rear wall

of the building situate on the first described lot, said building now occupied by Gilmers Inc., and fronting on North Main Street to line of C. F. Dill, thence with line of Dill's lot to an iron pin on Brown Street, thence southwardly along said Brown Street sixty-one and four twelfths ($61\frac{4}{12}$) feet more or less to the beginning corner.

And all right title and interest of C. O. Hobbs therein and thereto and in and to the rental served therein.

To Have and To Hold said Lease together with all the rights and privileges therein and thereto unto the New York Life Insurance Company, its successors and assigns forever.

This assignment is made as additional security for the performance of the conditions of certain notes secured by a mortgage of even date herewith executed by said C. O. Hobbs to the said New York Life Insurance Company, to secure the payment of Seventy Thousand (\$70,000.00) Dollars, mortgaging the above described property. For the terms and conditions thereof as they may more fully appear, reference is made to said note and mortgage.

The right is hereby reserved and granted to said C. O. Hobbs to collect the rentals for the premises hereinbefore described as they accrue under said lease and enforce collection of same and also enforce all other provisions of said lease so long as there is no default on the part of said C. O. Hobbs in the payment of any of the interest notes described in the mortgage hereinbefore described or in the payment of the principal note therein described and so long as there is no breach in any of the conditions of covenants of said notes or mortgage.

It is further agreed that the said C. O. Hobbs shall not collect any of the rentals further in advance than one quarterly instalment and any collection made by said C. O. Hobbs further in advance shall constitute a breach of covenant and the mortgagee may proceed to execute the provisions of said mortgage in the same manner as provided therein in case of default in payment of any of the notes described in said mortgage or a breach of the covenants contained therein.

And it is further declared and provided that in case it shall be necessary for the New York Life Insurance Company for the purpose of protecting its interest to