

*Conditional assignment
Done & Acknowledged
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FILED
GREENVILLE CO. S. C.

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1972 2 to 8/31/77

STATE OF SOUTH CAROLINA) ELIZABETH RIDDLE
COUNTY OF GREENVILLE) R.M.O.

CONDITIONAL ASSIGNMENT OF
TENANT'S RIGHTS UNDER LEASE

WHEREAS, Coffee St. Realty Co., hereinafter referred to as "Owner", is the present owner of a leasehold interest for a term of five years commencing September 1, 1972 and ending August 31, 1977 (together with a first right of refusal to buy or lease thereafter) in property located in Greenville County, South Carolina, briefly described as follows: that certain rectangular parcel of land on the northern side of N. Irvine Street, Greenville, South Carolina, fronting 52 feet on N. Irvine Street and extending back therefrom a depth of 101 feet; said leasehold estate being created under lease agreement between Coffee St. Realty Co. and Elizabeth Allen Askins and A. W. Askins as Trustee for Elizabeth Allen Askins dated July 3, 1972; and

WHEREAS, Liberty Life Insurance Company, a corporation of the State of South Carolina having its principal office in the City of Greenville in said state, hereinafter referred to as "Mortgagee" is about to become the owner of a mortgage loan to Owner in the amount of Three Hundred Thousand Dollars (\$300,000.00) evidenced by a promissory note and secured by a first mortgage executed by Owner covering property adjoining the above described property on the east and on the west; and

WHEREAS, Liberty Life Insurance Company, as a condition to acquiring said mortgage loan has required as additional security for said loan a conditional assignment of Owner's interest in said lease,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of the foregoing and of the sum of One Dollar (\$1.00) paid by Mortgagee to Owner, the receipt whereof is hereby acknowledged by

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