

JAN 10 9 48 AM 1955

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

OLLIE FARNSWORTH
R. M. C.

FOR VALUE RECEIVED, Edward C. McNeill, hereinafter called the Lessor, hereby assigns, transfers and sets over by first and prior assignment unto The Life Insurance Company of Virginia, a corporation, hereinafter called the Company, its successors or assigns, all rents and all his right, title and interest in and to the following described Leases, riders attached thereto and any amendments thereof, as additional security for the indebtedness secured by the first lien Mortgage on the leased premises now held by the Company:

That certain lease between Edward C. McNeill, as Lessor, and Colonial Stores, Inc., a Virginia corporation, as Lessee, dated October 7, 1952, running for a term of approximately fifteen years commencing on or about June 1, 1953, and ending May 31, 1968, a short form of said lease being of record in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 466 at page 237.

The foregoing Lease relates to the premises briefly described as follows:

A lot with all improvements thereon fronting 85 feet on the Northern side of Pendleton Street in the City of Greenville, South Carolina, and running back therefrom in parallel lines to Perry Avenue,

and reference is hereby made to each Lease for a description of the space covered thereby.

This assignment is being made, however, subject to the following terms and conditions, to-wit:

(1) The Lessor shall retain control and management of the leased premises and shall receive and appropriate to his own use all income therefrom until there shall be a default under the first lien Mortgage hereinabove referred to, but in the event there is any such default the Company shall immediately have the right to take control and management of the premises and demand, collect and apply all net rents from the leased premises upon its said indebtedness in such manner as it may elect, and the said Lessees are hereby authorized