

FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

BOOK 859 PAGE 215

COUNTY OF GREENVILLE JAN 3 4 03 PM 1969

ASSIGNMENT OF LEASES, RENTS AND PROFITS

THIS ASSIGNMENT, Made this 3rd day of January, 1969, by and between McALISTER DEVELOPMENT COMPANY, a Limited Partnership established under the Uniform Limited Partnership Act of South Carolina, with THE McALISTER CORP., a South Carolina corporation, as Sole General Partner, ~~and~~ ^{as} (whether one or more persons), party of the first part, to JEFFERSON STANDARD LIFE INSURANCE COMPANY, of Greensboro, North Carolina, party of the second part,

WITNESSETH: For value received and as additional security for the indebtedness hereinafter mentioned, the party of the first part hereby assigns, sets over, transfers and conveys unto the party of the second part all the right, title and interest of the party of the first part in and to the rents, issues, profits, revenues, royalties, rights and benefits, hereinafter referred to as "rents", from the following described property:

(Insert below description of real estate appearing in Deed of Trust or Mortgage.)

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, lying and being on the southeasterly side of Pleasantburg Drive (S. C. By-Pass Highway No. 291), in the City of Greenville, South Carolina, containing 45.38 acres, and being the greater portion of Tract No. 2 on the plat of property of McAlister Development Company, made by Piedmont Engineers & Architects, dated November 16, 1965, and most recently revised on May 7, 1968, the revised plat being recorded in the RMC Office for Greenville County, S. C. in Plat Book TTT, page 21, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Pleasantburg Drive, said pin being located 94.2 feet southwest of the southerly corner of the intersection of Pleasantburg Drive and East Antrim Drive, and being the corner of Tract No. 1 and Tract No. 2, and running thence along the southeasterly side of Pleasantburg Drive S 26-11 W 1,315 feet to an iron pin, corner of a lot containing 0.40 of an acre; thence turning and running with the northeasterly line of said lot S 63-59 E 175 feet to an iron pin, the common corner of the property herein described with said 0.40 acre lot and with a tract containing 11.13 acres; thence continuing with the northeasterly line of the 11.13 acre tract the following courses and distances: S 63-59 E 543.05 feet to an iron pin; S 26-11 W 110 feet to an iron pin; S 63-59 E 135 feet to an iron pin; N 26-11 E 110 feet to an iron pin; S 63-59 E 201.43 feet to an iron pin, joint rear corner of the property herein described with the 11.13 acre tract; thence turning and running N 31-46 E 2,234.54 feet to an iron pin on the southwesterly side of Laurens Road; thence turning and running along the southwesterly side of Laurens Road N 55-41 W 360 feet to an iron pin at the southerly corner of the intersection of Laurens Road

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The term of this Assignment shall be until that certain Note and Deed of Trust or Mortgage (or any extension or renewal thereof), dated May 18, 1967, amended by instrument dated June 13, 1968, made, executed and delivered by the party of the first part to JEFFERSON STANDARD LIFE INSURANCE COMPANY, covering the above

described premises for the sum of Four Million One Hundred Fifty Thousand (\$4,150,000.00) Dollars shall have been fully paid and satisfied, or until the expiration of the period of redemption, if any, at which times this Assignment is to be fully satisfied, cancelled and released, and the releasing of said Deed of Trust or Mortgage shall constitute a release hereof.

And to that end the party of the first part hereby further assigns, sets over, transfers and conveys unto the said JEFFERSON STANDARD LIFE INSURANCE COMPANY all leases of said premises now made, executed or delivered, whether written or verbal, or to be hereafter made, be the same written or verbal, including specifically, without limiting the generality hereof, the following leases:

(Insert below description of each lease, including names of parties, term, date, amendments and recording data.)

Lease dated October 30, 1968, by and between The McAlister Development Company, a Limited Partnership under the Limited Partnership Act of the State of South Carolina (with The McAlister Corp., a South Carolina corporation, as its sole General Partner), as Landlord, and Atlantic Company, d/b/a World Bazaar, Conley, Georgia, as Tenant, for a term ending on midnight, February 29, 1979, the Tenant having two successive renewal options of five (5) years each.

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In Case of Partition of Real Estate of Greenville Co. S. C. See Deed Book 9900