

State of South Carolina,

County of Greenville.

Know all men by these presents:-

That A.F. McKissick and G.F. Norris, of Greenville, South Carolina, in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, the receipt hereof is hereby acknowledged, have sold, assigned and conveyed, and do hereby sell, assign and convey unto Metropolitan Life Insurance Company, a Corporation, a certain lease entered into on November 10th, 1922, by and between A.F. McKissick and G.F. Norris of the first part and Pisk Tire Company, Inc., of the second part, which lease was recorded, January 16th, 1923, in the office of the Register of Mesne Conveyances for the County of Greenville, State of South Carolina, upon the following described land:

"All that certain building known as No. 204 West North Street in the City of Greenville, South Carolina, which building measures thirty-one (31) feet by one hundred (100) feet".

And all right, title and interest of A.F. McKissick and G.F. Norris therein and thereto and in and to the rental reserved therein.

To have and to hold said lease together with all the rights and privileges therein and thereto unto Metropolitan Life Insurance Company, its successors and assigns forever.

This Assignment is made as additional security for the performance of the conditions of a certain bond, secured by a certain mortgage of even date herewith, executed by said A.F. McKissick and G.F. Norris to the said Metropolitan Life Insurance Company to secure the payment of Thirty Thousand (\$30,000.00) Dollars, mortgaging certain lands of which the above described property is a part. For the terms and conditions thereof, as they may more fully appear, reference is made to said bond and mortgage.

The right is hereby reserved and granted to said A.F. McKissick and G.F. Norris to collect the rental 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 A.F. McKissick and G.F. Norris 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 or covenants of said notes or mortgage.

It is further agreed that the said A.F. McKissick and G.F. Norris shall not collect any of the rentals further in advance than one monthly instalment and any collection made by said A.F. McKissick and G.F. Norris 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 interest instalment or principal of the bond 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 Metropolitan Life Insurance Company for the purpose of protecting its interest to assert its rights as assignee of said lease and enforce payment of the indebtedness existing under said bond and mortgage or any part thereof from the Leasehold interest hereby assigned, it will account for and pay over to said A.F. McKissick and G.F. Norris all amounts realized by it from the rents collected upon said lease in excess of said A.F. McKissick's and G.F. Norris' then existing indebtedness to said-

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