

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ASSIGNMENT OF LEASE

WHEREAS, Martha C. Johnson and Margaret C. Barnes, hereinafter referred to as "OWNERS", are the present owners in fee simple of the property briefly described as:

All that certain piece, parcel or lot of land in the McAlister Plaza, in the City of Greenville, County of Greenville, State of South Carolina, on the northeasterly side of Edinburgh Court, being more particularly shown on plat entitled Portion of McAlister Plaza, prepared December, 1961, and revised April, 1965, by Piedmont Engineering Service, said plat recorded in the office of the RMC for Greenville County in Plat Book JJJ, page 27, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northeasterly side of Edinburgh Court in line of property of I. C. Holloway, Jr.; and running thence along the northeasterly side of Edinburgh Court, N 62-31 W 31.9 feet to a point; thence N 61-11 W 19.1 feet to a point; thence turning and running N 27-32 E 182.2 feet to a point in the center of a 15-foot alley; thence turning and running along the center of said alley, S 61-08 E 17.5 feet to a point; thence S 62-45 E 32.5 feet to a point in line of property of I. C. Holloway, Jr.; thence turning and running along the line of said property S 27-15 W 182.4 feet to the point of beginning.

AND WHEREAS, SOUTHERN BANK AND TRUST COMPANY, GREENVILLE, S. C., hereinafter referred to as "SOUTHERN BANK", is about to make a loan to the OWNERS in the amount of Twenty-Six Thousand and no/100 (\$26,000.00) Dollars to be evidenced by a promissory note secured by a first mortgage to be executed by OWNERS covering said property; and

WHEREAS, said property has been demised to Standard Brands Incorporated under written lease, dated May 5, 1965, for a term of ten (10) years; and

WHEREAS, Southern Bank as a condition to making said mortgage loan has required as additional security for said loan a conditional assignment of OWNERS' 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 Southern Bank to OWNERS, the receipt whereof is hereby acknowledged by OWNERS, the said OWNERS hereby assign, transfer and set over unto Southern Bank the said lease as additional security; and for the consideration aforesaid, the

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