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DONNIE S. TANKERSLEY
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STATE OF SOUTH CAROLINA)
) CONDITIONAL ASSIGNMENT OF LEASE
COUNTY OF GREENVILLE)

WHEREAS, Hampton Properties, a General Partnership,
hereinafter referred to as "Lessor", is the present owner in fee
simple of the property briefly described as:

ALL that certain piece, parcel or lot of land
situate on the northwestern side of U. S. High-
way 29 (also known as Wade Hampton Boulevard)
being shown and designated on a Plat entitled
"property of John Theodore and Nick Theodore",
dated February 21, 1976, and prepared by Freeland
& Associates, Engineers and Land Surveyors,
recorded in the RMC Office for Greenville County,
South Carolina, in Plat Book 5-S at Page 8,
reference to which plat is hereby craved for
a more complete and accurate description by
the metes and bounds thereof.

AND WHEREAS, Fidelity Federal Savings and Loan Association
of Greenville, South Carolina, hereinafter referred to as "Lender",
is about to make a loan to the Lessor in the amount of One Hundred
Forty Thousand and No/100ths (\$140,000.00) Dollars, to be evidenced
by a promissory note secured by a first mortgage to be executed by
Lessor covering said property; and

WHEREAS, said property has been demised to Community
Bank, under written Lease dated March 5 , 1976, for an initial
term of fifteen (15) years with options to extend for two (2)
additional terms of five (5) years each.

WHEREAS, Lender, as a condition to making said mortgage
loan, has required as additional security for said loan a conditional
assignment of Lessor's interest in said Lease;

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

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