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GREENVILLE CO. S. C.

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OCT 27 12 32 PM '77

ROBBIE S. TANNERSLEY  
R.H.C. )  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

ASSIGNMENT OF LEASE AND RENTALS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned in consideration of the sum of One and No/100ths (\$1.00) Dollar, and other valuable considerations to it in hand paid at and before the sealing of these presents, does hereby assign, transfer and set over unto First Federal Savings and Loan Association, Greenville, South Carolina, all its right, title and interest as Lessor in and to that certain lease between the undersigned as Lessor and LWT, Inc., Lessee dated October 24, 1977, covering a 5.00 acre tract situate on the Western side of Old Buncombe Road in Greenville County, South Carolina.

TO HAVE AND TO HOLD the said lease, together with all of the rights and privileges therein and thereto unto the said First Federal Savings and Loan Association, its successors and assigns forever.

This assignment is made by the undersigned as additional security for the performance of the conditions and terms of that certain note given by the undersigned to First Federal Savings and Loan Association, dated October 24, 1977, in the sum of One Hundred Fifty Thousand and No/100ths (\$150,000.00) Dollars, secured by a mortgage of even date therewith upon the property of the undersigned described in the aforementioned lease, with the buildings and improvements thereon, executed by the undersigned. For the terms and conditions of said note and mortgage and a more particular description of the land described in said mortgage, reference is made to the said mortgage which is filed in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1414 at Page 13.

The right is hereby reserved by the undersigned to collect the rentals from the premises hereinabove described as they may accrue under the terms of said lease, and enforce the collection of same, and also enforce all other provisions of said lease, so long as there is no default on the part of the undersigned in the payment of any installments of principal or interest as provided in the note hereinabove referred to, and so long as there is no breach

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