

S. C.
1982
ASSIGNMENT OF LEASE
ELEY

KNOW ALL MEN BY THESE PRESENTS that Patricia F. Townsend and James L. Townsend, Jr. (herein called Assignor"), in consideration of One Dollar paid by The First National Bank of South Carolina (herein called "Assignee"), hereby conveys, transfers and assigns unto Assignee, its successors and assigns, all the rights, interest and privileges, which Assignor as Lessor has and may have in the lease with Genevieve W. Stephens affecting the real property, with the improvements presently or hereafter erected thereon, situate in Greenville County, South Carolina (herein called the "Premises"), more particularly described in Schedule "A" attached hereto and made a part hereof, as said lease may have been, or from time to time be hereafter, modified, extended and renewed, with all rents, income and profits due and becoming due therefrom. Assignor will, on request of Assignee, execute assignments of any future leases affecting any part of the Premises.

This Assignment is made as additional security for the payment of a certain Note and Mortgage made by Assignor to Assignee in the sum of Eighty Thousand (\$80,000) Dollars, with interest, dated of even date herewith covering the Premises, and the acceptance of this Assignment and the collection of rents or the payments under the lease hereby assigned shall not constitute a waiver of any rights of Assignee under the terms of said Note and Mortgage. And it is expressly understood and agreed by the parties hereto that before default occurs under the terms of said Note and Mortgage or loan commitment pursuant to which the same were delivered to Assignee, Assignor shall have the right to collect said rents, income and profits from the aforementioned leases and to retain, use and enjoy the same; provided, however, that even before default occurs no rent more than one month in advance shall be collected or accepted without the prior written consent of Assignee. Anything to the contrary notwithstanding, Assignor hereby assigns to Assignee any award made hereafter to it

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