

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

ASSIGNMENT OF LEASE.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned in consideration of the sum of One (\$1.00) Dollar and other valuable consideration to it in hand paid at and before the sealing of these presents, have sold, assigned, conveyed and do hereby sell, assign and convey unto Liberty Life Insurance Company the following described lease, to-wit:

All right, title and interest of Shepsal Realty Corp. as Lessor in and to that certain lease made between Shepsal Realty Corp. as Lessor and Piedmont Shirt Company as Lessee dated July 22, 1945, running for a term of ten years beginning August 1, 1945 and ending July 31, 1955 and covering that property with all improvements thereon lying West of the New Buncombe Road in the block bounded by Hammett Street, Henry Street, Goldsmith Street and McKoy Street, said lease being of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 317, page 1.

Also all the right, title and interest of Shepsal Realty Corp. in and to the rentals reserved in said lease and any other rentals that may accrue from the premises above described.

TO HAVE AND TO HOLD, the said lease together with all of the rights and privileges therein and thereto unto the said Liberty Life Insurance Company, its successors and assigns, forever:

This assignment is made by the undersigned as an additional security for the performance of the conditions and terms of that certain note to Liberty Life Insurance Company in the sum of One Hundred Fifty Thousand (\$150,000.00) Dollars secured by a mortgage of even date herewith upon the property of the undersigned, situate on the West side of New Buncombe Road near Greenville, South Carolina, in the block bounded by Hammett Street, Henry Street, Goldsmith Street and McKoy Street, 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 mortgage which is of record in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 364, Page 159.

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 interest and principal as provided in the mortgage hereinabove referred to, and so long as there is no breach in any of the conditions and covenants of said note and mortgage.

IT IS FURTHER AGREED that the undersigned shall not collect any rentals further in advance than as provided in said lease, and collections made by it further in advance than as provided therein, 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 the payment of the note described in said mortgage or a breach of the covenants contained therein.

IT IS FURTHER UNDERSTOOD AND AGREED that in case it should be necessary for Liberty Life Insurance Company, for the purpose of protecting its interest, to assert its rights as assignee of said lease, and to enforce payment of the indebtedness existing under said note and mortgage, or any part thereof from the leasehold interest hereby assigned, said Liberty Life