STATE OF SOUTH CAROLINA   )
                               ASSIGNMENT OF LEASE

COUNTY OF GREENVILLE   )

        KNOW ALL MEN BY THESE PRESENTS, that the undersigned in consideration of the sum of One ($1.00) Dollar and other valuable considerations to us in hand paid at and before the sealing of these presents, has sold, assigned, conveyed and does hereby sell, assign and convey unto Fidelity Federal Savings and Loan Association of Greenville, South Carolina, the following described lease, to-wit:

        ALL the Lessors interest in and to that certain lease made between Ralph L. Powell and Harry H. Powell as owner, and The American Oil Company as tenant, dated July 20, 1961, covering property located at the Northwest corner of the intersection of North Main Street and West Stone Avenue, in the City of Greenville, South Carolina, Greenville County, which lease is for a term of ten (10) years, said lease being of record in the R. M.C. Office of Greenville County, South Carolina, in Deed Book 689 , at Page 429 .

        TO HAVE AND TO HOLD the said lease together with all of the rights and privileges therein and thereto unto the said Fidelity Federal Savings and Loan Association of Greenville, South Carolina, 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 Ralph L. Powell and Harry H. Powell to Fidelity Federal Savings and Loan Association of Greenville, South Carolina in the sum of Twenty Thousand and no/100 ($20,000.00) Dollars secured by a mortgage of even date herewith upon the property of the undersigned, located at the Northwest corner of the intersection of North Main Street and West Stone Avenue, in the city of Greenville, South Carolina, County of Greenville. 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