

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, THAT, WHEREAS, ~~TRUSTEE UNDER H. GRICE HUNT TRUST AGREEMENT DATED 12/28/61,~~ hereinafter referred to as "owner", is the present owner in fee simple of the following described real property located in Greenville County, South Carolina to-wit:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Augusta Street (Road) in the City of Greenville, being known and designated as the major portion of Lot No. 3 and the rear portion of Lot No. 4 as shown on a plat of property of Mrs. Mary B. Lewis, recorded in the office of the R. M. C. for Greenville County, S. C., in Plat Book E, at page 213, and having according to a more recent plat prepared by R. W. Dalton, dated May, 1958, entitled "Property of H. Grice Hunt", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Augusta Street (Road) at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2, S. 25-44 W. 375.3 feet to an iron pin; thence a line through Lot No. 3, N. 64-40 W. 77.9 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4 and in the line of Lot No. 5; thence with the line of Lot No. 5, N. 46-30 W. 81 feet to an iron pin on the southeastern side of Melville Avenue; thence with the southeastern side of Melville Avenue, N. 17-47 E. 75 feet to an iron pin; thence a line through Lot No. 4, S. 47-53 E. 85.6 feet to an iron pin in the line of Lot No. 3; thence with the line of Lot No. 4, N. 21-41 E. 336.5 feet to an iron pin on the southern side of Augusta Street (Road); thence with the southern side of Augusta Street (Road), S. 46-30 E. 112.9 feet to the point of beginning.

FILED
GREENVILLE CO. S. C.
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OLLIE F. B. SMITH
R. M. C.

A portion of the above premises have been leased by the owner as follows:

- (a) Retail Credit Co. (2nd floor 1912 Augusta St.) - 4 years and 7 months, commencing Jan. 3, 1962
- (b) Hunt & DuPree Agency (1737 sq. ft., 1912 Augusta St.)- 15 years commencing July 1, 1963
- (c) Equipment Leasing Corporation of S. C. (offices numbered 4 and 6, 1912 Augusta St.) - 1 year commencing Feb. 1, 1963.
- (d) Call Richmond (office No. 7 - 250 sq. feet)- 1912 Augusta St.- 1 year commencing June 1, 1963- to May 31, 1964.

and;

WHEREAS, Provident Life and Accident Insurance Company, a corporation of the State of Tennessee, hereinafter sometimes referred to as mortgagee, is about to become the owner and holder of a first mortgage executed by owner, covering the said property, which mortgage secures a note in the principal sum of Eighty-five Thousand and no/100 - - - - - Dollars (\$ 85,000.00), and

WHEREAS, a considerable portion or all of said mortgaged premises have been leased and demised to Tenants as above set forth under leases as above set forth, hereinafter referred to as the "lease", and

WHEREAS, Provident Life and Accident Insurance Company as a condition to making the aforesaid mortgage loan, has required an assignment of the said lease as additional security for said mortgage loan.

NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One (\$1.00) Dollar paid by Provident Life and Accident Insurance Company to owner, the receipt whereof is

continued on next page: