

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS that WILLIAM B. DUCKER and IRENE D. DUCKER, of Greenville, S. C., Assignors, in consideration of One (\$1.00) Dollar and other valuable consideration paid by THE PEOPLES NATIONAL BANK OF GREENVILLE, a corporation organized under the banking laws of the United States of America, with its principal place of business in the City of Greenville, South Carolina, Assignee, hereby assigns unto the Assignee as collateral security for the payment of the indebtedness hereinafter mentioned the following lease:

1. That lease made between William B. Ducker and Irene D. Ducker, as Lessor, and Humble Oil and Refining Company, as Lessee, dated March 24, 1964, covering property located at the Northwest corner of the intersection of East Poinsett Street and Line Street, in the City of Greer, S. C., said lease being recorded in the RMC Office for Greenville County, S. C., in Deed Book 746, Page 195.

TOGETHER with the rents now due and hereafter to become due under said lease, as amended, and any renewals thereof, and the right to collect the same.

TO HAVE AND TO HOLD the same unto the Assignee, its successors and assigns, from the date hereof for all the rest of the term mentioned in said lease and for any renewals thereof, subject to the covenants and conditions therein mentioned, but only as additional collateral security for the payment of the indebtedness mentioned in and secured by, and the performance of the terms, clauses, covenants, and conditions of the mortgages covering premises of which said leased premises are a part, bearing the date of May 1, 1964, and securing payment of the principal sum of Twenty-Four Thousand and No/100 (\$24,000.00) Dollars and interest, executed and delivered by the Assignors to the Assignee, recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book 957, Page 232.

IT BEING EXPRESSLY UNDERSTOOD, HOWEVER, that until a default or defaults in any of the terms, clauses, covenants, or conditions

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