

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

WHEREAS, C. Elizabeth McCoy has executed a Note secured by a Mortgage of real estate on its property in Greenville, South Carolina, to Fidelity Federal Savings and Loan Association, hereinafter referred to as "Lender", in the amount of Fifty-Six Thousand, Six Hundred and No/100 (\$56,600.00) Dollars; and

WHEREAS, it is the intention of C. Elizabeth McCoy to assign the Lease and rental payments that it receives under the terms of its Lease from The Finest in Liquers, Inc. to the retirement of this indebtedness,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the undersigned in consideration of the sum of One (\$1.00) Dollar and other valuable considerations to it 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, its successors and assigns forever, the following described Lease, to-wit:

Lease by and between C. Elizabeth McCoy, Landlord and The Finest in Liquers, Inc., Tenant, dated April 3, 1975, for a term of 10 years.

TO HAVE AND TO HOLD the said lease, together with all of the rights and privileges therein and thereto, unto the said Lender, 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 the undersigned to the Lender in the sum of Fifty-Six Thousand, Six Hundred and No/100 (\$56,600.00) Dollars, secured by a mortgage of even date herewith, upon the property of the undersigned described in the aforementioned lease, with the buildings and improvements thereon, executed by the undersigned. For the terms and conditions of said Note and Mortgage and a more