

FILED
GREENVILLE CO. S.
1975
LUMIE S. TANKERSLEY
R.H.C.

Vol 1022 Page 831

Collateral Assignment of Lease or Leases

THIS ASSIGNMENT made the 18th day of August, 1975, by
COMMERCE SERVICE COMPANY
hereinafter referred to as the assignor, (which term as here and hereinafter used shall be construed to include the
plural thereof if the context so requires) to THE SOUTH CAROLINA NATIONAL BANK
Columbia, South Carolina

a national banking association, having its principal place of business at SCN Center
Columbia, South Carolina

Witnesseth:

THAT the assignor for good and valuable consideration, receipt whereof is hereby acknowledged, hereby grants, transfers and assigns to the assignee the entire lessor's interest in and to a certain lease (which term as here and hereinafter used shall be construed to include the plural thereof if the context so requires)

1. Unrecorded Lease dated March 24, 1975, by and between Commerce Service Company as Lessor and J. P. Stevens & Co., Inc. as Lessee, said lease for a term commencing April 15, 1975, and ending April 14, 1976, with an option in the Lessee to renew for an additional one year period; said lease covering the warehouse building located on property described in the mortgage hereinafter mentioned, together with the railroad siding rights incident thereto, the loading docks connected to and used with said warehouse, and the non-exclusive right to the use of any roadways providing access to said warehouse and the parking area adjacent thereto.
2. Unrecorded Lease dated August 18th, 1975, by and between Commerce Service Company as Lessor and Dunavant Enterprises, Inc. as Lessee, said lease for a term commencing upon the cancellation, termination or expiration of the above-described lease to J. P. Stevens & Co., Inc. and ending ten years from the date of commencement; said lease covering the identical warehouse premises described above.

TOGETHER with all rents, income and profits arising from said lease and renewals thereof and together with all rents, income and profits for the use and occupation of the premises described in said lease or in the mortgage hereinafter referred to and, at the option of the assignee, from all leases upon said premises which may be executed in the future during the term of this assignment.

4320