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STATE OF SOUTH CAROLINA)

ASSIGNMENT OF LEASE AND RENTALS

COUNTY OF GREENVILLE)

WHEREAS, C.W.I., a Partnership, has executed a Note and Mortgage of real estate on its property in Greenville County, South Carolina, located at the intersection of Highway No. 25 and State Park Road in Travelers Rest, South Carolina, to Bell Federal Savings and Loan Association of Inman, hereinafter referred to as "Lender", in the amount of Six Hundred Thirty Thousand (\$630,000.00) Dollars; and

WHEREAS, it is the intention of C.W.I., a Partnership to assign the Lease and rental payments that it receives under the terms of its Lease from Ingle's Markets, 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 Bell Federal Savings and Loan Association of Inman, its successors and assigns forever, the following-described lease, to-wit:

LEASE by and between C.W.I., a Partnership, Landlord and Ingle's Markets, Inc., Tenant, dated September 24, 1975, for a term of 23 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 Six Hundred Thirty Thousand (\$630,000.00) 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

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