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STATE OF SOUTH CAROLINA)
) ASSIGNMENT OF LEASES,
COUNTY OF GREENVILLE) RENTS AND PROFITS

THIS ASSIGNMENT is made on this the 9th day of May, 1977, by and between NALLEY COMMERCIAL PROPERTIES, INC., a South Carolina corporation, party of the first part, and UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION, Fountain Inn, S. C., and FORT HILL FEDERAL SAVINGS AND LOAN ASSOCIATION, Clemson, S. C., simultaneously and concurrently, parties of the second part:

W I T N E S S E T H:

FOR VALUE RECEIVED, and as additional security for the simultaneous and concurrent loan hereinafter mentioned, the party of the first part hereby transfers, conveys and assigns unto the parties of the second part, their successors and assigns, all of the right, title and interest of the party of the first part in and to the rents, profits, revenues, rights, and benefits from the following described property:

ALL that certain piece, parcel or tract of land, with all improvements thereon or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in or near the City of Greenville, as shown on plat entitled "Nalley Commercial Properties" prepared by Robert R. Spearman, R.L.S., on April 26, 1977, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 5Y, Page 98, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the southwestern edge of S. C. Highway 291, joint corner with property now or formerly of Gulf Oil Company, as shown on said plat, and running thence along the southwestern edge of right-of-way of said highway, N. 50-40 W., 762.6 feet to an iron pin; thence turning and running S. 47-40 W., 111.8 feet to an iron pin; thence S. 57-19 W., 175.6 feet to an iron pin; thence S. 73-05 W., 251.6 feet to an iron pin; thence S. 72-51 W., 414.8 feet to an iron pin; thence turning and running S. 67-08 E., 765.5 feet to an iron pin in a county road; thence N. 00-15 W., 2.6 feet to an iron pin in said road; thence along said road, S. 67-45 E., 217.5 feet to an iron pin in said road; thence N. 20-45 E., 10.5 feet to an iron pin in the northern edge of said road; thence along the northern edge of said road, S. 69-00 E., 322.4 feet to an iron pin in or near the northwestern edge of Rutherford Road; thence along said road, N. 46-34 E., 176.8 feet to an iron pin; thence N. 54-40 E., 121.6 feet to an iron pin, joint corner of property now or formerly of Gulf Oil Company; thence along said property of Gulf Oil Company, N. 38-53 W., 96.5 feet to an iron pin; thence turning and running along joint line with Gulf Oil Company, N. 39-20 E., 126.6 feet to an iron pin in the southwestern edge of S. C. Highway 291, the point of beginning.

And to that end the party of the first part hereby assigns and transfers to United Federal Savings and Loan Association, Fountain Inn, S. C. and Fort Hill Federal Savings and Loan Association, Clemson, S. C., their successors and assigns, all leases and subleases of the premises herein described, which are now made, executed or delivered, or which shall be hereafter made, and all amendments, modifications, renewals and additions thereof, including specifically, the following leases:

1. A lease entered into on March 28, 1962, between G. B. Nalley and Lavonne E. Nalley (as Lessor), assigned to Nalley Commercial Properties, Inc., and F. F. Fields of Virginia, Inc. (as Lessee), together with all future amendments or modifications thereof.

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