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

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, Robert S. Small, Jr. is the owner of leases to the property located in the County of Greenville, State of South Carolina and described in Schedule A, attached hereto and incorporated herein by reference, from Donivan P. Dempsey and Dorothy E. Cunningham, the owners thereof, said leases dated December 13, 1976, all of whom are hereinafter sometimes referred to collectively as "owners"; and

WHEREAS, Community Bank, its successors and assigns, hereinafter sometimes referred to as "mortgagee", has made a mortgage loan to owners in the amount of Seven Hundred Fifty Thousand (\$750,000.00) Dollars, which loan is secured by a first mortgage on the real estate described in Schedule A; and

WHEREAS, a considerable portion of said mortgaged premises have been leased and demised to Winn-Dixie Greenville, Inc., Revco Discount Drug Centers of South Carolina, Inc., and Tandy Corporation, Radio Shack Division under leases dated the 13th day of July, 1977, the 21st day of March, 1977, and the 12th day of April, 1977, respectively, hereinafter referred to as the "leases" and

WHEREAS, mortgagee as a condition to making the aforesaid mortgage loan, has required an assignment of the said leases as additional security for said mortgage loan.

NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One (\$1.00) Dollar paid by mortgagee to owners, the receipt whereof is hereby acknowledged by owners, the said owners hereby assign, transfer and set over unto mortgagee, all the right, title and interest of owners in and to the said leases and any additions, amendments and/or supplements thereto, as additional security; and for the consideration aforesaid, the owners hereby covenant and agree to and with mortgagee that they will not, without the written consent of mortgagee,

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