

FILED
GREENVILLE CO. S. C.

SEP 22 2 57 PM '80

DONALD TANKERSLEY
R.M.C.

BOOK 1134 PAGE 321

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

FOR VALUE RECEIVED the undersigned JOHN A. HAMBERIS, OLGA HAMBERIS,
AND JAMES LALAS (hereinafter referred to collectively as "Assignor"), do
hereby assign, transfer and set over unto FIRST NATIONAL BANK OF SOUTH
CAROLINA (hereinafter referred to as "Assignee") all of their right, title,
and interest in and to the following Lease:

Lease Agreement between Sylvia P. Cheros, Lessor, and Cen Cor,
Inc., Lessee, dated March 20, 1980, covering premises
briefly described as a tract of .88 acre as shown on a plat
for Market Insight Corporation, prepared by W. R. Williams, Jr.,
dated April 16, 1979, recorded in the RMC Office for Greenville
County, South Carolina, in Plat Book 70, at page 15, being
situate on the eastern side of Edwards Mill Road in Greenville
County, South Carolina; an Agreement and Memorandum of said
Lease is recorded in said RMC Office in Deed Book 1122, at page
989. Said Lease was assigned by Sylvia P. Cheros to the under-
signed by Assignment dated April 8, 1980, recorded in said RMC
Office in Deed Book 1123, at page 714.

TO HAVE AND TO HOLD the said Lease, together with all rights and
privileges thereunder unto the Assignor, its successors and assigns, upon the
terms and conditions hereinafter set forth. This Assignment is given to
secure payment of all sums now or hereafter due the Assignee under a certain
promissory note of even date herewith given by James Lalas to the Assignee in
the principal amount of Thirty-Two Thousand and no/100 (\$32,000.00) Dollars.

So long as there shall exist no default in the payment of the aforesaid
indebtedness or the performance of any obligation set forth hereunder, the
Assignor shall have the right to collect all rents, issues, and profits from the
premises and to retain and use the same, but the Assignor hereby agrees that
no rent shall be collected more than thirty (30) days prior to accrual.

The Assignor will fully perform each and every condition and covenant to
be performed by it as Lessee under the Lease and will give prompt notice to
the Assignor of any notice of default received from the Lessee. In the event
that Assignor shall fail to perform any of such covenants the Assignee
shall have the right to perform at the expense of Assignor and all sums
expended by the Assignor shall be added to and become a part of the
indebtedness secured hereby, together with all costs and expenses.

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