

3. The Company shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under said lease, or under or by reason of this assignment, and Assignor shall and does hereby agree to indemnify and to hold the Insurance Company harmless of and from any and all liability, loss or damage which it may or might incur under said lease or under or by reason of any alleged obligations or undertaking on its part to perform or discharge any of the terms, covenants or agreements contained in said lease; should the Insurance Company incur any such liability, loss or damage under said lease or under or by reason of this assignment, or in the defense of any such claims or demands, the amount thereof, including costs, expenses and reasonable attorney's fees, shall be secured hereby, and Assignor shall reimburse the Insurance Company therefor immediately upon demand, and upon the failure of Assignor so to do the Insurance Company may declare all sums secured hereby immediately due and payable.

4. Until the indebtedness secured hereby shall have been paid in full, Assignor covenants and agrees to keep said demised premises leased at a good and sufficient rental and to transfer and assign to the Insurance Company any and all later subsequent leases upon all or any part of said demised premises upon the same or substantially the same terms and conditions as are herein contained, and to make, execute and deliver to the Insurance Company, upon demand, any and all instruments that may be necessary therefor.

5. Upon the payment in full of all indebtedness secured hereby, this assignment shall become and be void and of no effect, but the affidavit of any officer or loan supervisor of the Insurance Company showing any part of said indebtedness to remain unpaid shall be and constitute conclusive evidence of the validity, effectiveness and continuing force of this assignment, and any person may and is hereby authorized to rely thereon.

6. The acquisition by the lessee in any manner whatsoever of the fee simple title to the demised premises shall not cause, or operate as, a merger of the leasehold estate or the demised term with the fee simple title.

7. This assignment applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term "lease" as used herein means the lease hereby assigned or any extension or renewal thereof or any lease subsequently executed by Assignor covering the demised premises above described or any part thereof. In this assignment, whenever the context so requires, the masculine gender includes the feminine or neuter, and the singular number includes the plural, and conversely. All obligations of each Assignor hereunder are joint and several.

8. All notices, demand, or documents of any kind which the Insurance Company may be required or may desire to serve upon Assignor hereunder, may be served by delivering the same to Assignor personally, or by leaving a copy of such notice, demand or document addressed to Assignor at his address appearing opposite his signature hereinbelow, or by depositing a copy of such notice, demand, or document in the United States mail, postage prepaid, and addressed to Assignor at his said address.

In The Presence of:

*Margorie W. Hall*  
*Patrick C. Fant*

SIGNATURE OF ASSIGNOR

*W. H. Alford* (SEAL)  
*W. R. Cordell* (SEAL)

ACCEPTANCE OF NOTICE OF ASSIGNMENT

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

PERSONALLY appeared before me *Margorie W. Hall* and made oath that she saw the within named *W. H. Alford* and *W. R. Cordell* as Assignors, sign, seal and as their act and deed deliver the within written instrument and that she with *Patrick C. Fant* witnessed the execution thereof.

SWORN to before me this

18th day of June, 1954.

*Patrick C. Fant* (L.S.)  
Notary Public for South Carolina

*Margorie W. Hall*

Recorded August 3rd, 1954 at 5:30 P.M. #17215