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GREENVILLE CO. S. C.
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R.M.C.

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

THIS ASSIGNMENT made this 14 day of Jan, 1977, between Walter C. Robinson, III, hereinafter referred to as "Lessee," and Bankers Trust of South Carolina, hereinafter referred to as "Lender";

WHEREAS, by Ground Lease, dated November 22, 1976, made between Billy O. Crawford, as Lessor, and Walter C. Robinson, III, as Lessee, the Lessor demised to the Lessee the premises hereinafter described for the term of five (5) years from February 1, 1977 at a yearly rental of One Thousand Eight Hundred and no/100 Dollars ($1,800.00).

NOW, THEREFORE, this ASSIGNMENT witnesseth as follows:

1. The Lessee, in consideration of a loan being made to it by the Lender in the amount of Fifty-five Thousand and no/100 Dollars ($55,000.00) does hereby assign, transfer and set over unto the Lender the said Ground Lease for the demised premises, and all of the interest of the Lessee in and to the demised premises, including the improvements thereon or to be constructed thereon. Said premises being described as follows:

> ALL that piece, parcel or lot of land situate, lying and being on the western side of Howell Road near the City of Greenville, in the County of Greenville, State of South Carolina, and shown as a portion of a one-acre tract on plat prepared by C. O. Riddle, dated September 30, 1976, entitled property of Walter Robinson and according to said plat has the following metes and bounds, to-wit:
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> BEGINNING at an iron pin at the joint corner of property of the lessor herein and property now or formerly of Vaughn, which iron pin is near the right of way of Howell Road and running thence S. 23-57 W. 120 feet to an iron pin on the western side of Howell Road, running thence along a new line N. 77-36 E. 200 feet, more or less, to a point on the rear line of property of the lessor, running thence N. 7-43 E. 120 feet to an iron pin in the property line now or formerly of Vaughn, running thence with the Vaughn line S. 77-36 E. 251.64 feet to an iron pin, point of beginning.

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