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CONDITIONAL ASSIGNMENT OF LEASES

KNOW ALL MEN BY THESE PRESENTS THAT Linda Henderson Lucas, a

Georgia resident, hereinafter called the "ASSIGNOR", in consideration of
one dollar paid by South Carolina National Bank, Greenville, South

Carolina hereinafter called the "ASSIGNEE", hereby conveys, transfers
and assigns unto the ASSIGNEE, its successors and assigns, all the
rights, interest and privileges which the ASSIGNOR as Lessors have and
may have in any lease now existing or hereafter made and affecting the
real property described below or any part thereof, located at: Poinsett
Highway, Greenville, South Carolina, as said lease may have been, or may
from time to time be hereafter modified, extended and renewed, with all
rent, income and profits due and becoming due therefrom. The ASSIGNOR
will, on request of the ASSIGNEE, executed assignments of any future
lease affecting any part of said premises.

This assignment is made as additional security for the payment of a certain Note and Mortgage and all extensions or modifications thereof executed by Assignor to Assignee, dated August 17, 1984, covering real property situated in the County of Greenville, State of South Carolina, and briefly described above.

This assignment shall become operative upon any default being made by the ASSIGNOR under the terms of the aforesaid Mortgage and the Note secured thereby, and shall remain in full force and effect so long as any default continues to exist in the matter of the making of any of the

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