

ASSIGNMENT OF LEASE

WHEREAS the undersigned R. M. Willis and Grace K. Willis has executed and delivered to the Esso Standard Oil Company a lease of certain properties hereinafter more particularly described, which lease is dated the 19th day of January 1954, and

WHEREAS The South Carolina National Bank of Chas., Columbia Branch, South Carolina, has lent to the undersigned R. M. Willis and Grace K. Willis the sum of Fourteen Thousand-----Dollars (\$14,000.00) with which to make improvements on the leased property and the undersigned wishes to assign to The South Carolina National Bank of Chas., Cola. Branch said lease as security for said loan. Now, therefore

We KNOW ALL MEN BY THESE PRESENTS THAT ~~X~~ R. M. Willis and Grace K. Willis of Greenville, South Carolina, for valuable consideration and in consideration of the premises, hereby assigns, transfers and sets over to The South Carolina National Bank of Chas., Columbia Branch all that said lease entered into by ~~us~~ R. M. Willis and Grace K. Willis as lessor with Esso Standard Oil Company as Lessee, dated 19th day of January 1954, and covering the following described property:

All that certain piece, parcel or lot of land, lying and being on the Easterly side of Laurens Road, about three miles South of the City of Greenville, South Carolina, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Laurens Road, said iron pin marking the Southwesterly corner of a two acre tract purchased from A. E. King by deed dated September 9, 1939; thence along the Easterly side of Laurens Road, said Road being the Westerly boundary of the A. E. King tract aforesaid N 27-3/4 W 127 feet to an iron pin, which pin marks the Southwesterly corner of a one acre tract purchased from S. L. King, by deed, dated November 1931, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 163, Page 398; thence continuing along the Easterly side of Laurens Road, said Road being the Westerly boundary of the S. L. King tract aforesaid, N 27-30 W. 13 feet to a point; thence N 66-E 140 feet to a point located in the S. L. King tract; thence S. 27-30 E. 13 feet to a point in the Northernly line of the A. E. King tract; thence through the A. E. King tract S. 27-3/4 E. 127 feet to a point on the Southern boundary of the A. E. King tract, also line of Henry Theodore, formerly Mims Sullivan; thence S. 66-1/4 W. 140 feet along the Theodore line to the point of beginning.

together with the buildings, improvements and equipment thereon or connected therewith.

And hereby directs the Esso Standard Oil Company to pay to The South Carolina National Bank of Chas., Columbia Branch the sum of One Hundred Forty-two -----Dollars (\$ 142.00) per month, the rental due under said lease, until the The South Carolina National Bank of Chas., Columbia Branch shall have been paid the principal sum of Fourteen Thousand ----- Dollars (\$14,000.00), with interest thereon from date at the rate of 4% per annum, together with any taxes, insurance, repairs, or disbursements which the The South Carolina National Bank of Chas., Columbia Branch has been required to make to keep the aforesaid lease in good standing.

And The South Carolina National Bank of Chas., Columbia Branch is hereby authorized by the undersigned to do all things whatsoever necessary to keep the said lease in good standing in the event the undersigned shall fail to do so.

This Assignment is irrevocable and can only be terminated on the part of the undersigned by the payment in full to The South Carolina National Bank of Chas., Cola. Branch of all the aforesaid indebtedness.

IN WITNESS WHEREOF the undersigned has signed these presents this 9th day of March 19 54.

WITNESS:

Alvin B. Kunkin  
Ernie W. Shelton

R. M. Willis (L.S.)  
Grace K. Willis (LS)

For Lease in connection with this Assignment See Deed Book 495, page 351