

JUN 27 11 43 AM 1960
 S. C.
 ASSIGNMENT OF LEASE

In consideration of the purchase of a mortgage loan by assignee from General Mortgage Co., Greenville, South Carolina, and in consideration of the sum of One Dollar and other good and valuable considerations, receipt of which is hereby acknowledged, WOOTEN CORPORATION OF DELAWARE, INC., a South Carolina corporation, hereby assigns to THE LINCOLN NATIONAL LIFE INSURANCE COMPANY, A corporation of Fort Wayne, Indiana, its successors and assigns, all right, title and interest in and to that certain lease dated the 14th day of August, 1958, executed by Texize Chemicals, Inc., as landlord, and Saco-Lowell Shops, of Maine, as tenant, (the interest of Texize Chemicals, Inc. was assigned to Wooten Corporation of Delaware, Inc., mortgagor, under date of September 12, 1958), which lease covers real estate lying and being in the City of Greenville, County of Greenville, State of South Carolina, commonly known as:

ALL that parcel or lot of land with the buildings and improvements thereon, situate on the Northeast side of White Horse Road (also known as South Carolina Highway No. 250), near the City of Greenville, in Gantt Township, Greenville County, South Carolina, and having, according to a survey made by R. E. Dalton, May 17, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron rail on the Northeast side of White Horse Road, said rail being located at the point where the Northeast side of White Horse Road intersects with the Southeast side of a 50 foot unnamed street and runs thence along the Southeast side of said 50 foot unnamed street, N. 49-0 E., 388.3 feet to an iron pin; thence S. 41-45 E., 198.3 feet to an iron pin on the West edge of the right of way of Piedmont and Northern Railway Company; thence along the West edge of said Piedmont and Northern Railway Company right of way, S. 19-41 E., 292.2 feet to an iron fence post; thence S. 51-01 W., 278.8 feet to an iron fence post on the Northeast side of White Horse Road; thence along the Northeast side of White Horse Road, N. 41-45 W., 460 feet to the beginning corner.

together with all rents and other sums, including any penalty, any bonus, and any amount to be paid as exercise of any option to purchase, due and becoming due thereunder, with full right and authority to collect such amounts and give receipt and acquittance therefor.

It is understood that this assignment is absolute and is effective immediately and includes any extensions or renewals of the said lease.

It is further understood that this assignment is given as additional security for the payment of a mortgage loan of SIXTY THOUSAND AND NO/100 Dollars (\$60,000.00), made by General Mortgage Co., Greenville, South Carolina, to assignor, represented by one note and a mortgage securing the same, each of which is dated the 24th day of May, 1960, covering the leased real estate and improvements. Acceptance of this assignment shall not impair, affect, or modify any of the terms and conditions of said note or mortgage securing same.

It is further understood that assignee shall not be liable for failure to collect rentals or failure to enforce performance by the tenant.

It is further understood and agreed that assignee may, at its option, although it shall not be obligated so to do, perform any lease covenant for and on behalf of the assignor and may recover any money advanced for any such purpose from assignor on demand, with interest at seven (7%) per cent per annum from date of advancement, and may reimburse itself for amount so advanced, with interest, from any rents collected and if not so repaid then any balance shall be added to said mortgage debt and shall be secured by said mortgage. Likewise assignee may, at its option, exercise any option or election for and on behalf of assignor.

Assignor represents that the said lease is in full force and effect according to its terms, that it has not been amended or modified, that assignor is not in default thereunder, that assignor has not sold, assigned, pledged, or encumbered the said lease or rentals, that assignor has not heretofore given his consent that the tenant may make alterations or improvements or his consent to an assignment of the lease by the tenant and that rent has not been paid for a period beyond the date of November 1, 1960.

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SATISFIED AND CANCELLED OF RECORD
 30 DAY OF April 1970
 Ollie Jamnath
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 12:58 O'CLOCK P. M. NO. 23717

For Release of Assignment
 of Lease