

STATE OF SOUTH CAROLINA :  
 :  
COUNTY OF GREENVILLE : ASSIGNMENT OF LEASE

This Assignment of Lease entered into as of the 30th day of December, 1963, by and between Earley Auto Supply, Inc., hereinafter called "Borrower", party of the first part; Helen C. Drace, hereinafter called "Lessor", party of the second part; and the First National Bank of Greer, Greer, South Carolina, party of the third part, witnesses that:

WHEREAS, by Lease dated the 1st day of February, 1957, the party of the second part demised and leased unto Earley Auto Supply, Inc., the premises situate in the City of Greer, Greenville County, State of South Carolina, at the intersection of Cannon Street and Jason Street, known and designated as No. 120 Cannon Street, Greer, South Carolina, said Lease hereinafter referred to as the "Lease"; and

WHEREAS, the First National Bank of Greer has agreed to make a Loan in the amount of Thirty-four Thousand (\$34,000.00) Dollars to the party of the first part, one of the conditions of which requires that the party of the first part assign its rights, title and interest in said Lease, with the right to reassign, as additional security for said Loan;

NOW, THEREFORE, for and in consideration of the making of a Loan by said party of the third part to said party of the first part, or any portion thereof which may be disbursed, the said party of the first part does hereby assign, transfer and set over unto The First National Bank of Greer, with the right to reassign, all of its rights, title and interest in and to the Lease and in and to the demised premises; it being nevertheless expressly understood and agreed that this Assignment of Lease is made by the party of the first part to the First National Bank of Greer and is consented to by the Lessor upon the following terms, covenants, limitations, and conditions:

(CONTINUED ON NEXT PAGE)