

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

## COLLATERAL ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS that MARTIN-WRIGHT ASSOCIATES, A General Partnership, hereinafter called "Assignor", for valuable consideration, the receipt of which is hereby acknowledged, hereby sells, assigns, transfers and sets over unto BANKERS TRUST OF SOUTH CAROLINA, with its principal office at Greenville, South Carolina, hereinafter called "Assignee", its successors and assigns, all the right, title and interest of the Assignor in and to a certain lease dated August 6, 1973 by and between John J. Martin, Jr. and Herbert J. Wright, d/b/a Martin-Wright Associates, a General Partnership, as Lessor, and having its principal office in Greenville County, South Carolina and J. P. Stevens & Co., Inc., a Delaware Corporation as Lessee, for a term of twenty (20) years with two successive ten (10) year optional renewal periods.

The aforesaid lease covers property located in the City of Greenville, County of Greenville, and State of South Carolina, and more fully described as follows:

ALL that piece, parcel or lot of land, consisting of 3.99 acres, situate, lying and being on the southwesterly side of Laurens Road, near the City of Greenville, County of Greenville, State of South Carolina and having the following metes and bounds:

BEGINNING at an iron pin on the southwesterly edge of the right of way of Laurens Road (which iron pin is located 312 feet, more or less, southeast of the intersection of the southwesterly edge of said right of way with the center line of E. Parkins Mill Road), and running thence with the southwesterly edge of the right of way of Laurens Road, S. 25-00 E. 230 feet to an iron pin; thence with the line of other property of Martin-Wright Associates S. 65-00 W. 725 feet, more or less, to an iron pin; thence N. 20-45 W. 249.2 feet, more or less, to an iron pin; thence N. 66-30 E. 708 feet to an iron pin, the point of beginning.

Together with all benefits and advantages to be derived therefrom as collateral security for the performance of all the terms and conditions of those certain Separate Agreements of Guaranty and Promissory Note hereinafter set forth, and mortgage secured upon the premises above referred to, said mortgage given by Martin-Wright Associates, a General Partnership, for the benefit of Bankers Trust of South Carolina, dated the 26<sup>th</sup> day of May, 1975, to be recorded and securing those certain Separate Agreements of Guaranty executed by John J. Martin, Jr. and Herbert J. Wright dated December 12, 1974 as modified by Modification of Note and Guaranty Agreement of even date herewith said Guaranty securing a note dated December 12, 1974, executed and delivered by