

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Dec 30 12 29 PM '77

DONALD S. TANKERSLEY)
K.M.C.)
CONDITIONAL ASSIGNMENT
OF LEASE

WHEREAS, F. Towers Rice and Ronald L. Nix, hereinafter referred to as "Lessors", are the present owners in fee simple of the property briefly described as follows:

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being at the northwestern corner of Wade Hampton Boulevard and Chick Springs Road in the City of Greenville, County of Greenville, State of South Carolina and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of Wade Hampton Boulevard and Chick Springs Road and running thence along the northwestern edge of Wade Hampton Boulevard S. 48-26 W., 150 feet to an iron pin; thence N. 41-34 W., 150.0 feet to an iron pin; thence N. 48-57 E., 171.7 feet to an iron pin at the southwestern edge of Chick Springs Road; thence along the southwestern edge of Chick Springs Road S. 33-13 E., 150 feet to the point of beginning.

AND WHEREAS, The South Carolina National Bank of Greenville, South Carolina, hereinafter referred to as Lender, is about to make a loan to the Lessors in the amount of One Hundred Thousand and No/100 (\$100,000.00) Dollars, to be evidenced by a promissory note secured by a first mortgage to be executed by Lessors covering said property; and

WHEREAS, portions of said property have been demised to The Fireplace And. . . , Inc. under written Lease dated July 15, 1976 for an original term of 10 years, with the option to extend for an additional term of 5 years and to Sun Store, Inc. under written lease dated November 1, 1976 for an original term of 3 years with the option to extend for an additional term of 3 years; and

WHEREAS, Lender, as a condition to making said mortgage loan, has required as additional security for said loan a conditional assignment of Lessors' interest in said Lease;