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WILLIAMS

VOL 1203 PAGE 621

STATE OF SOUTH CAROLINA)
)
) ASSIGNMENT OF LEASEHOLD INTEREST
)
COUNTY OF GREENVILLE)

For Value received, I, R. D. Garrett of P.O. Box 572, Taylors, South Carolina, herein referred to as assignor, do hereby grant a conditional assignment to American Federal Bank F.S.B., P.O. Box 1268, Greenville, South Carolina, herein referred to as assignee of all rights, title and interest in a lease dated July 29, 1981 between assignor, as lessee therein, and Mrs. Lillian Chiles of St. Louis, Missouri, as lessor. Said lease being recorded in the RMC Office for Greenville County in Deed Book 1152 at page 694. The demised premises are briefly described as follows:

ALL my right, title, and interest, the same being a leasehold estate in and to those two pieces, parcels or lots of land, together with ALL buildings and improvements thereon, in Butler Township, Greenville County, State of South Carolina, on the northwest side of Super U. S. Highway No. 29, near the City of Greenville, being known and designated as Lots Nos. 4 and 5, on Plat of the property of A. B. Greene, made by Dalton & Neves, May, 1939, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Super Highway No. 29, corner of Lot No. 3, and running thence with the northwestern side of Super U. S. Highway No. 29, N. 50-44 E. 100 feet to an iron pin; thence continuing with northwestern side of said Super Highway, N. 50-17 E. 100 feet to iron pin at corner of Lot No. 6; thence with line of lot No. 6, N. 39-43 W. 316.6 feet to an iron pin on White Oak Road; thence with White Oak Road, S. 12-36 W. 124.6 feet to an iron pin; thence still with White Oak Road, S. 30-0 W. 105.4 feet to an iron pin at corner of Lot No. 3; thence with line of Lot No. 3, S. 38-47 E. 203.5 feet to the beginning corner.

THIS being the same property conveyed to Lillian Chiles by deed of Kirby Chiles (1/2 interest) located in the Probate records of Greenville County in Drawer 1393 file 31, and by deed of Clyde Chiles, dated February 12, 1975, (1/2 interest) recorded in the RMC Office for Greenville County in Deed Book 1015 at page 824. Mortgagor herein holds a leasehold estate in this property dated July 29, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1152 at page 694. Said lease also grants to Mortgagor herein an exclusive option to purchase the said property.

ADDITIONALLY, assignor grants to assignee a conditional assignment of assignor's interest in all present and future contracts and leases, as lessor or lessee, related, in and to the above described property. Said assignment shall include, but not be limited to, all leases, general construction contracts, architecture contracts and the right to receive rent.

This Assignment of Leasehold Interest shall become effective upon assignor's default according to the terms of that certain leasehold mortgage from assignor to assignee, dated of even date herewith, and recorded simultaneously herewith in the RMC Office for Greenville County.

The Assignment effected by this agreement shall be subject to the rents and other terms and conditions of the lessor contracts.

Assignor has executed this assignment at Greenville, South Carolina on January 17, 1984.

Judith D. Hedger
WITNESS
Ally E. [Signature]
WITNESS

ASSIGNOR:
[Signature]
R. D. GARRETT

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)' act and deed, deliver the within written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 17 day of January 1984
[Signature]
Notary Public for South Carolina.

(SEAL) Judith D. Hedger 4.0000
CCTO ----- JA24 84 048

MY COMMISSION EXPIRES 7-30-1990

RECORDED FEB 2 1984 at 3:03 P.M.

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