

By Instrument dated November 11, 1947, Central Realty Corporation

leased to Greenville Auto Sales, Inc.

FEB 7 10 00 AM 1948

the premises described as follows: All that piece, parcel or tract of land with the buildings and improvements thereon or hereafter to be constructed thereon, situate, lying and being in Greenville Township, in the City of Greenville, Greenville County, State of South Carolina, at the Northeast intersection of East McBee Avenue and South Church Street and having the following metes and bounds, courses and distances, according to a plat thereof made by Dalton & Neves, Engineers, August 1945, recorded in the Office of the R.M.C. for Greenville County in Plat Book at Page, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of East McBee Avenue and South Church Street, and running thence along the North side of East McBee Avenue, S. 69-02 E. 188.9 feet to an iron pin at the corner of property now or formerly of M. F. Haywood; thence with Haywood Line, N. 22-19 E. 125.5 feet to an iron pin; thence still with Haywood Line, N. 66-50 W. 15.2 feet to an iron pin; thence still with Haywood Line, N. 26-30 E. 63 feet to an iron pin at corner of property of James Gilfillin; thence with Gilfillin Line, N. 66-40 W. 183.3 feet to an iron pin on the East side of South Church Street; thence with the East side of South Church Street, S. 21-0 W. 197.1 feet to the beginning corner.

NOW, the undersigned Central Realty Corporation

the present owner of the premises, has applied to NEW YORK LIFE INSURANCE COMPANY for a loan of Ninety Thousand and No/100 - - - - -DOLLARS (\$90,000.00) for ten years with interest at the rate of Four - - - per centum per annum, with required monthly payments: 10 payments of \$300.00 each (interest only); 36 payments of \$1417.16 each (principal and interest); and 84 payments of \$647.16 each (principal and interest)

to be secured by a first mortgage or deed of trust on the premises now known as "Northeast corner of East McBee Avenue and Church Street"

THEREFORE, to induce said NEW YORK LIFE INSURANCE COMPANY to make said loan and as a further consideration therefor, said Central Realty Corporation

the present owner of the premises, does hereby ASSIGN, TRANSFER and SET OVER unto said NEW YORK LIFE INSURANCE COMPANY all its right, title and interest of, in and to said lease including the right to collect and receive all rents due or to become due under said lease, the right to sue for and collect said rents or any part thereof, and to enforce payment thereof, and the performance of any and all other terms and provisions of said lease, including the right to demand and sue for possession of said premises covered by said lease, to relet said premises or any part thereof and to receive and collect the rents due under such new lease or leases, irrespective of said assignor's possession now or hereafter, and to apply all such rents and income towards the payment of the indebtedness hereinbefore described, including any defaults which may exist under said mortgage or deed of trust securing it.

As a condition of this assignment, a license is hereby given to said undersigned (the lessors and owners) to collect the rentals for the premises hereinbefore described as they accrue under said lease, provided they are not collected further in advance than one instalment of rent, and enforce collection of the same and also enforce all other provisions of said lease so long as there is no default in the payment of the principal amount of