

WHEREAS, the mortgaged premises on the Southern side of East Coffee Street, owned by Madge V. Stokes (Parcel No. 2), is currently leased to the South Carolina Employment Security Commission, said lease being unrecorded, but under the terms of which said lease is to be in effect from July 1, 1949 to June 30, 1950; and,

WHEREAS, an office building has been erected on the mortgaged premises on the Southern side of East Coffee Street, owned by Madge V. Stokes (Parcel No. 3), offices of which are rented to various tenants under verbal month-to-month leases; and,

WHEREAS, PROVIDENT LIFE AND ACCIDENT INSURANCE COMPANY, as a condition to making the aforesaid mortgage loan, has required an assignment of said leases, whether written or verbal, together with any and all extensions or renewals thereof and, in addition, any future lease or leases, whether written or verbal, effecting the said property, as additional security for the repayment of said mortgage loan.

NOW, THEREFORE, THESE PRESENTS WITNESS, That in consideration of the foregoing and of the sum of One (\$1.00) Dollar paid by Provident Life and Accident Insurance Company (the receipt of which is hereby acknowledged) the said R. R. Stokes and Madge V. Stokes hereby assign, transfer and set over unto the Provident Life and Accident Insurance Company the leases, both written and oral, entered into as set forth above, together with any and all extensions or renewals thereof and any future lease or leases, whether written or oral, affecting said property as additional security, and for the consideration aforesaid R. R. Stokes and Madge V. Stokes hereby covenant and agree to and with the Provident Life and Accident Insurance Company that neither of them shall, without the written consent of Provident Life and Accident Insurance Company: