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FILED
GREENVILLE S.C.
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RECORDS DEPARTMENT

STATE OF SOUTH CAROLINA : |
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COUNTY OF GREENVILLE : |

LEASE ASSIGNMENT

FOR VALUE RECEIVED, BLAKE P. GARRETT, LOUISE Y. GARRETT, DAVID H. GARRETT, MARY LOUISE GARRETT, GEORGE P. WENCK, AND ANN MAE W. WENCK, hereinafter called the Lessors, hereby assign, transfer, and set over by first and prior assignment unto THE LIFE INSURANCE COMPANY OF VIRGINIA, a corporation, hereinafter called the Company, its successors or assigns, all rents and all their right, title, and interest in and to the following described Lease, riders attached thereto, and any amendments thereof, as additional security for the indebtedness secured by a first mortgage on the leased premises now held by the Company:

Lease between Blake P. Garrett, George P. Wenck, and David H. Garrett, as Lessors, and Cassels United Stores, Inc., as Lessee, dated January 5, 1962, which Lease is not recorded.

The foregoing Lease pertains to the premises briefly described as follows:

Situate in the Town of Fountain Inn, County of Greenville, State of South Carolina, on a lot fronting 163 feet on the Northeastern side of Main Street and extending 264.6 feet, more or less, to the Southwestern side of Weston Street, which lot is owned by the Lessors, with the improvements thereon, as is more fully described in the mortgage of Blake P. Garrett, et al., the Lessors herein, unto the within Company, and pertaining to a building situate on a portion of the above-described lot, with dimensions of 415 feet x 115 feet.

This Assignment is being made, however, subject to the following terms and conditions, to-wit:

- (1). The Lessors shall retain control and management of the leased premises and shall receive and appropriate to its own use all income therefrom until there shall be a default under the mortgage hereinabove referred to, but in the event there is any such default, the Company shall immediately have the right to take control and