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BOOK 721 PAGE 520

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

CONDITIONAL ASSIGNMENT OF LEASE AND RENTALS

KNOW ALL MEN BY THESE PRESENTS, that MAIN-OAK INN CORPORATION, a South Carolina corporation, in consideration of the sum of One (\$1.00) Dollar and other valuable considerations to it in hand paid at and before the sealing of these presents, have sold, assigned, conveyed and do hereby sell, assign and convey unto The South Carolina National Bank of Charleston, Greenville Branch in Greenville, South Carolina:

All the right, title and interest of Main-Oak Inn Corporation, as Lessor, in and to that certain lease made between Main-Oak Corporation, as Lessor, and L.F. Matthews, D.M. Carothers, James M. Grisebaum and James C. Berry, a partnership, as Lessee, dated June 15, 1962, for a period of fifteen years, commencing on the first day of the month following the date a motel is completed, furnished and actually opened for business on the premises, covering a lot on the Northeastern corner of the intersection of North Main Street and Oak Street in the City of Greenville, County of Greenville, State of South Carolina, amended January 25, 1963. Main-Oak Corporation, as Lessor, assigned all its right, title and interest, as Lessor, in said lease, as amended, to Main-Oak Inn Corporation by Assignment of Lease, dated May 8, 1963, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 722 at page 369.

Also all the right, title and interest of Main-Oak Inn Corporation in and to the rentals reserved in said lease and any other rentals that may accrue from the leased premises prior to the payment of the mortgage hereinafter mentioned.

TO HAVE AND TO HOLD the said lease together with all of the rights and privileges therein and thereto unto the said The South Carolina National Bank of Charleston, Greenville Branch, its successors and assigns.

This assignment is made as additional security for the

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