

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, Dorothy G. McBee
hereinafter referred to as "owner", is the present owner in fee simple of the following described real property located in Greenville County, South Carolina to-wit:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being in Northwood Industrial Park, on the northwesterly side of Rutherford Road between Arcadia Drive and Worley Road, near the City of Greenville, South Carolina, and having according to a plat of Property of Dorothy McBee recorded in the RMC Office for Greenville County, S. C. in Plat Book EEE, page 137, the following metes and bounds, to-wit:

BEGINNING at an an iron pin at the westerly corner of the intersection of Rutherford Road and Worley Road, and running thence along the northwesterly side of Rutherford Road S 55-12 W 240 feet to an iron pin at the northerly corner of the intersection of Rutherford Road and Arcadia Drive; thence around said intersection on a curve, the chord of which is S 86-16 W 38.3 feet to an iron pin on the northeasterly side of Arcadia Drive; thence along the northeasterly side of Arcadia Drive N 34-22 W 176.3 feet to an iron pin; thence continuing along the northeasterly side of Arcadia Drive N 46-50 W 29.3 feet to an iron pin; thence turning and running N 55-12 E 287.6 feet to an iron pin on the southwesterly side of Worley Road; thence turning and running along the southwesterly side of Worley Road S 32-25 E 225 feet to the point of beginning.

WHEREAS, a considerable portion or all of said mortgaged premises have been leased and demised to United States Plywood Corporation under an unrecorded lease dated March 20, 1956, modified by an unrecorded agreement dated April 1, 1957, and further modified by unrecorded agreement dated August 14, 1963, all entered into by and between Chestnut Hills, Inc., as Lessor, and United States Plywood Corporation, as Lessee, and all hereinafter referred to as the "Lease"; and

WHEREAS, Chestnut Hills, Inc. has assigned all of its right, title and interest as Lessor under said lease unto Dorothy G. McBee.

and;

WHEREAS, Provident Life and Accident Insurance Company, a corporation of the State of Tennessee, hereinafter sometimes referred to as mortgagee, is about to become the owner and holder of a first mortgage executed by owner, covering the said property, which mortgage secures a note in the principal sum of One Hundred Fifty Thousand Dollars (\$ 150,000.00), and

~~WHEREAS, a considerable portion or all of said mortgaged premises have been leased and demised to~~
~~hereinafter referred to as the "lease", and~~

WHEREAS, Provident Life and Accident Insurance Company as a condition to making the aforesaid mortgage loan, has required an assignment of the said lease as additional security for 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 to owner, the receipt whereof is

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