

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE) CONDITIONAL ASSIGNMENT OF LEASES

WHEREAS, the undersigned George J. Scarr and Lillian H. Scarr (herein called "Owner") have heretofore executed and delivered to First Federal Savings and Loan Association of Greenville (herein called "First Federal") their certain mortgage deed, securing a note for the sum of \$ 191,000.00, covering certain commercial properties located at and near the intersection of Augusta Road and West Faris Road in the City of Greenville, S. C., said properties being more fully described in said mortgage being recorded in the R. M. C. Office for Greenville County in Mortgage Book 1032 at Page 231, reference to which is hereby craved, the terms of which mortgage are this day being modified with reference to the interest rate and monthly payments; and

WHEREAS, the Owners have this day executed and delivered to First Federal a second note and mortgage in the original sum of \$ 75,000.00 and also covering the same properties as is covered under the first mortgage; and

WHEREAS, a portion of said properties are owned by the Owners in fee simple, but the Owner, G. J. Scarr, same as George J. Scarr, has only a leasehold lease in the lot located at the intersection of Augusta and West Faris Roads, said interest having been acquired by him under a lease agreement entered into by and between the said G. J. Scarr, as Lessee, and Sue W. Chittenden and Laura W. Bryson, as Lessors, on March 30, 1959, recorded in the R. M. C. Office for Greenville County in Deed Vol. 620, page 377; and the Owners have only a leasehold interest in the parcel which is known and designated as Lot No. 6 of Augusta Circle as shown on a plat recorded in Plat Book E, at Page 227, the leasehold interest having been acquired by them pursuant to a lease agreement entered into between the Owners, as Lessees, and Annie Belle Jones and Juliet Jones, as Lessors, on September 9, 1965, and recorded in Deed Vol. 797, at Page 561; and

WHEREAS, the properties aforesaid have been demised, leased, or subleased by the Owners to the following persons, firms, or corporations:

One Hour Cleaners of Spartanburg, Inc. (One Hour Martinizing Cleaners)
 Clyde White (Tailor Shop)
 Bridges Furniture Company of Greenville, Inc.
 Mill Fabrics, Inc.
 Crawford's Appliances
 Style Rite Beauty College
 United Speech and Hearing Services
 Industrial Union Department of the AFL-CIO
 Dutch Maid Laundry

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