

RECORDING FEE
PAID \$ 1.50

THIS AGREEMENT made this 29th day of January, 1971, by
Arnold Bernstein, Willa Dean Bernstein, _____, having its
principal office at 3020 Devine Street, Columbia, South Carolina, Assignor, to

First Federal Savings and Loan Association, having its principal office in Greenville
South Carolina

WITNESSETH:

WHEREAS the assignor as owner of the premises described in the mortgage hereinafter mentioned and situated
at 313 Edinburg Court in McAlister Plaza, in the City of Greenville, County
of Greenville, State of South Carolina

FILED
GREENVILLE, CO. S. C.
JAN 30 3 25 PM '71
R. H. C.
FARNSWORTH

was requested from the assignee a loan of Two Hundred Thousand and no/100 (\$200,000.00)
evidenced by a note in the sum of Two Hundred Thousand and no/100 (\$200,000.00)
and interest, made by Arnold Bernstein to First Federal Savings & Loan Association
and secured by a mortgage covering said
premises, dated January 29, 1971, and about to be recorded in the office of
RMC for Greenville County, S. C., in accordance with the terms and conditions of
said note and mortgage;

AND WHEREAS the said premises or portions thereof, as by reference to the lease or leases hereinafter mentioned
will appear, have been leased as follows:

1. Lease by C. Douglas Wilson as Agent for Willa Dean Bernstein, Lessor to Transport Data Communications, Inc., dated October 16, 1970.
2. Lease by C. Douglas Wilson as Agent for Willa Dean Bernstein, Lessor to Texize Chemicals, Inc., dated August 13, 1970.
3. Lease by C. Douglas Wilson as agent for Willa Dean Bernstein, Lessor to Travellers Insurance Company dated January 10, 1971.

NOW THEREFORE, in order to induce the assignee to make the above-mentioned loan and as additional security for
the payment of the principal and interest due on said note and for the performance and observance of all the agreements
contained therein and in said mortgage, the aforesaid assignor does hereby assign and transfer to the said assignee, said
lease or leases together with all the right, title and interest of the assignor, as landlord, in said lease or leases and any re-
newals thereof and options to purchase, if any therein contained;

TO HAVE AND TO HOLD the same unto the assignee as additional security for the payment of the principal and
interest provided to be paid in said note and for the performance and observance of all the agreements contained therein
and in said mortgage;

AND the assignor hereby covenants and agrees as follows:

THAT the terms of the aforesaid lease or leases will not be altered, modified or changed, nor will said lease or leases
be surrendered or cancelled, nor will any proceedings for the dispossession or eviction of any tenant under said lease or
leases be instituted, without the prior written consent of the assignee;

THAT no request will be made of any tenant to pay any rent, and no rent will be accepted, in advance of the dates
upon which such rent becomes due and payable under the terms of the above-mentioned lease or leases, it being agreed be-
tween the landlord and the tenant or tenants that rent shall be paid as provided in said lease or leases and not otherwise;

(Continued on next page)