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STATE OF SOUTH CAROLINA |
COUNTY OF GREENVILLE | ASSIGNMENT OF LEASES, RENTS AND PROFITS

THIS ASSIGNMENT, made this 15th day of June, 1971, by and between Town 'N' Country Realty of Easley, Inc., party of the first part, to Fidelity Federal Savings and Loan Association, Greenville, South Carolina, party of the second part:

WITNESSETH: For value received and as additional security for the indebtedness hereinafter mentioned, the party of the first part hereby assigns, sets over, transfers and conveys unto the party of the second part all the right, title and interest of the party of the first part in and to the rents, issues, profits, revenues, royalties, rights and benefits, hereinafter referred to as "rents", from the following described property:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Berea Community, in the Northeast quadrant of intersection of S. C. Highway No. 250 (White Horse Road) and S. C. Highway No. 183 (Cedar Lane Road) and according to plat of T. Craig Keith, Reg. L. S. No. 1712, dated June 17, 1970, being more fully described as follows, to-wit: BEGINNING at a point on the northern edge of S. C. Highway No. 183, the Southeast corner of the tract herein conveyed; thence North 25-42 East 1159 feet to a point at edge of Settlement Road; thence along the edge of said road North 85-10 West 150 feet; thence leaving said road and running South 13-13 West 155 feet; thence North 76-47 West 160 feet; thence North 12-03 East 128.3 feet to point on Settlement Road; thence with said road North 85-10 West 271 feet to point on the right of way of Highway 250 known as White Horse Road; running thence along the edge of White Horse Road South 13-13 West 734.9 feet; thence leaving the road and running South 76-47 East 100 feet; thence South 11-40 East 92.1 feet; thence South 13-13 West 160 feet to point on right of way of S. C. Highway 183 and/or Cedar Lane Road; running thence along the right of way of said highway South 53-08 East 40 feet to a point; thence continuing with the right of way South 53-08 East 10 feet; thence continuing with the right of way South 58-43 East 153 feet to the BEGINNING corner."

The term of this Assignment shall be until that certain Note and Mortgage (or any extension or renewal thereof), dated June 15, 1971, made, executed and delivered by the party of the first part to Fidelity Federal Savings and Loan Association, covering the above described premises for the sum of Eight Hundred Thousand (\$800,000.00) Dollars shall have been fully paid and satisfied, at which time this Assignment is to be fully satisfied, cancelled and released, and the releasing of said Mortgage shall constitute a release hereof.

And to that end the party of the first part further assigns, sets over, transfers and conveys unto the said Fidelity Federal Savings and Loan Association all leases of said premises now made, executed or delivered, whether written or verbal, or to be hereafter made, be the same written or verbal, including specifically, without limiting the generality hereof, the following leases:

Town 'N' Country Realty of Easley, Inc., Lessor in each of the following:

1. T. G. & Y. Stores Co., for a term of 22 years, dated 1970.
2. Winn-Dixie Greenville, Inc., guaranteed by Winn-Dixie Stores, Inc., for a term of 20 years, dated 1970.
3. Patterson Drug Company, Incorporated, d/b/a Revco Discount Drug Centers, guaranteed by Revco D. S., Inc. for a term of 15 years, dated 1970.
4. G. B. Nalley, Sr., for a term of 15 years, dated 1970.

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LAW OFFICES OF
JOHN T. GENTRY
PICKENS, S. C.