

THIS ASSIGNMENT is made for the purpose of securing:

A. The payment of the principal sum, interest and indebtedness evidenced by a certain note (it being agreed that the word "note" as hereinafter used shall be construed to mean "bond" if the context so requires), including any extensions or renewals thereof, in the original principal sum of

Three Hundred Thirty-five Thousand and no/100ths

Dollars (\$ 335,000.00 ) made by Ralph Lee

to

The South Carolina National Bank

and dated

the 13th day of September, 1974 and secured by mortgage

(it being agreed that the word "mortgage" as hereinafter used shall be construed to mean "trust deed" or "deed of trust" or "deed to secure debt" if the context so requires) on real property situated in Taylors, in Greenville County, South Carolina, on the southern side of Old U. S. Highway No. 29 (also known as Main Street) as shown on a plat of 3.019 acres, more or less, property of Ralph Lee, recorded in the RMC Office for Greenville County, S. C., in Plat Book 5-G, page 159.

B. Payment of all other sums with interest thereon becoming due and payable to the assignee under the provisions of this assignment or of said note and mortgage.

C. The performance and discharge of each and every obligation, covenant and agreement of the assignor contained herein or in said note and mortgage.

THE ASSIGNOR WARRANTS that the assignor is the sole owner of the entire lessor's interest in said lease; that said lease is valid and enforceable and has not been altered, modified or amended in any manner whatsoever save as herein set forth; that the lessee named therein is not in default under any of the terms, covenants or conditions thereof; that no rent reserved in said lease has been assigned or anticipated and that no rent for any period subsequent to the date of this assignment has been collected in advance of the time when the same became due under the terms of said lease.

THE ASSIGNOR COVENANTS with the assignee to observe and perform all the obligations imposed upon the lessor under said lease and not to do or permit to be done anything to impair the security thereof; not to collect any of the rent, income and profits arising or accruing under said lease or from the premises described in said mortgage in advance of the time when the same shall become due; not to execute any other assignment of lessor's interest in said lease or assignment of rents arising or accruing from said lease or from the premises described in said mortgage; not to alter, modify or change the terms of said lease or cancel or terminate the same or accept a surrender thereof without the prior written consent of the assignee; at the assignee's request to assign and transfer to the assignee any and all subsequent leases upon all or any part of the premises described in said lease or said mortgage and to execute and deliver at the request of the assignee all such further assurances and assignments in the premises as the assignee shall from time to time require.

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