

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ASSIGNMENT OF LEASE

FOR VALUE RECEIVED, Threatt-Maxwell Enterprises, Inc., a South Carolina corporation, does hereby set over and assign unto Fidelity Federal Savings and Loan Association, as additional security for a loan made to it by Fidelity Federal Savings and Loan Association in the amount of \$850,000.00 that certain Lease from Assignors herein to Bancroft Realty Company dated April 9, 1975, the short form of which was recorded in Deed Book 1018 at Page 212 in the R.M.C. Office for Greenville County.

PROVIDED, HOWEVER, that unless and until there shall be a default in any of the terms of the note or the mortgage securing it, Threatt-Maxwell Enterprises, Inc., a South Carolina corporation, shall collect all rents accruing under said Lease.

It is understood and agreed that said Threatt-Maxwell Enterprises, Inc., a South Carolina corporation, shall not alter, amend, rescind or in any manner change or affect the terms of said Lease without the written consent of Fidelity Federal Savings and Loan Association.

IN WITNESS WHEREOF, Threatt-Maxwell Enterprises, Inc., a South Carolina corporation, has hereunto set its hand and caused its corporate seal to be affixed by its President and Secretary, this 2 day of May, 1975.

In the Presence Of:

THREATT-MAXWELL ENTERPRISES, INC.
A SOUTH CAROLINA CORPORATION

Lynhia E. Whitkus

BY *[Signature]*
President

Harold A. Caldwell

BY *[Signature]*
Secretary

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PROBATE

PERSONALLY appeared the undersigned and made oath that (s)he saw the above named Threatt-Maxwell Enterprises, Inc., a South Carolina corporation, by its President and Secretary, sign, seal and as its act and deed deliver the foregoing Assignment and that (s)he, with the other subscribing witness witnessed the execution thereof.

SWORN to before me this 2 day of May, 1975

Lynhia E. Whitkus

Harold A. Caldwell (L.S.)
Notary Public for South Carolina

My Commission Expires: 10 26 81

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