

## ASSIGNMENT OF LESSOR'S INTEREST IN LEASE

**By This Assignment** dated September 30, 1975

Dan E. Bruce, Thomas S. Bruce and James E. Jones, Jr., d/b/a Diran Executive Plaza

hereinafter referred to as "Owner", for the consideration of One Dollar (\$1.00), with intent to be legally bound hereby, and as an inducement for the making of the loan evidenced and secured as hereinafter described, hereby assigns unto

**New York Life Insurance Company**

a corporation organized under the laws of the State of New York

and having its principal place of business at 51 Madison Avenue, New York, New York 10010 hereinafter referred to as "Mortgagee", all the right, title, and interest of Owner in, under, or by virtue of the following described lease or leases, and all extensions, renewals, modifications or replacements thereof and any and all guaranties of the lessee's obligations under any provisions thereof and under any and all extensions and renewals thereof (any such lease or leases being hereinafter referred to collectively as the "Lease"), to wit:

Name of Lessee	Date of Lease	Date of Modification, if any
Diran Corp.	September 1, 1975	
Universal Products Dollars	August 1, 1975	

TO HAVE AND TO HOLD said Owner's right, title, and interest unto Mortgagee, its successors and assigns, as security for the payment of the principal and interest provided to be paid in or by Owner's bond, note, or obligation (herein called "Obligation") dated August 29, 1974 and for the performance of the agreements of Owner contained in the mortgage, deed of trust, or other security instrument (herein called "Mortgage") made by ~~Owner to Bankers Trust of South Carolina, N. A., as Mortgagee, by Mortgage of Real Estate dated August 29, 1974, recorded in the R.M.C. Office for Greenville County, S. C. in Real Estate Mortgage Book 1321, at Pages 189-197 inclusive, which Mortgage has been assigned by Bankers Trust of South Carolina, N. A. to New York Life Insurance Company, covering the following described real estate:~~

All that certain piece, parcel or lot of land containing 2.01 acres, situate, lying and being on the western side of South Pleasantburg Drive (S. C. Highway 291) in the County of Greenville, State of South Carolina, being shown on plat entitled "Property of Dan E. Bruce, et al", revised August 26, 1974, by Dalton & Neves Co. and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of South Pleasantburg Drive, which point is located 400 feet south of the intersection of the western side of South Pleasantburg Drive with the southern side of Cleveland Street, and running thence S. 84-32 W. 250 feet along the line of property of R. E. Ingold to a point in the line of property of Greenville Country Club; thence along the line