

FILED
GREENVILLE CO. S. C.

Vol 1028 p. 306

DEC 17 10 36 AM '77

CORNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS, that the undersigned in consideration of the sum of one and no/100 (\$1.00) dollar, and other valuable considerations (including the partial release of the lien of the mortgage over the property covered by the lease hereby assigned) to it in hand paid at and before the sealing of these presents, has sold, assigned, conveyed and does hereby sell, assign, and convey unto Bankers Trust of South Carolina as Mortgagee, the following described lease, to-wit:

ALL the right, title and interest of the undersigned as Mortgagor, in and to that certain lease between Eugene W. Bettis as Lessor, and Bankers Trust of South Carolina as Lessee, dated December 6, 1975, and covering the property more particularly described on Exhibit A attached hereto and incorporated herein by reference; a short form of lease of even date herewith being recorded in the RMC Office for Greenville County; subject only to that first lien assignment of rents granted by the undersigned Lessor, to Benjamin F. Few, Chemical Bank, and Donald Vail, as Trustees for Benjamin F. Few, et al, under Agreement dated December 1, 1972.

TO HAVE AND TO HOLD the said lease, together with all of the rights and privileges therein and thereto unto the said Bankers Trust of South Carolina (hereinafter referred to as Mortgagee), its successors and assigns forever.

This assignment is made by the undersigned as additional security for the performance of the conditions and terms of that certain note given by the undersigned to the said Mortgagee, in the original sum of two hundred and fifty thousand and no/100 (\$250,000.00) dollars dated January 15, 1974, secured by a mortgage upon property of the undersigned (originally including the property described in the aforementioned lease and covering property adjoining the leased premises), with the buildings and improvements thereon or to be located thereon, executed by the undersigned. For the terms and conditions of said note and mortgage and a more particular description of the land described in said mortgage, reference is made to the said mortgage which is filed in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1299, at page 661.

The right is hereby reserved by the undersigned to collect the rentals from the premises hereinabove described as they may accrue under the terms of said lease, and enforce the collection of same, and also enforce all other

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