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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.M.C.

LEATHERWOOD, WALKER, TODD & MANN

VA 1038-805

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

ASSIGNMENT OF LEASES

For value received, Thomas Howard Suitt of Greenville, South Carolina (hereinafter called Assignor), hereby grants, transfers and assigns to First Federal Savings and Loan Association of Lancaster (hereinafter called Assignee), the entire lessors' interests in and to the following leases of real property commonly known as 1400 Cleveland Street, Greenville, South Carolina:

1. Lease Agreement between Thomas Howard Suitt as Landlord, and Suitt Construction Co., Inc. as Tenant, dated June 29 , 1976, covering 7,946 square feet (including all of the second floor and a portion of the first floor of the two-story office building), said lease being for a term of ten (10) years, commencing July 1, 1976, and ending June 30, 1986.
2. Lease Agreement between T. H. Suitt as Landlord, and Environmental Dynamics, Inc. of Greenville, South Carolina as Tenant, dated May 4, 1976, covering 1,476 square feet on the lower level of the two-story office building, said lease being for a term of one (1) year, beginning June 1, 1976, ending May 31, 1977.
3. Lease Agreement between T. H. Suitt as Landlord, and 291 Enterprises as Tenant, dated August 6, 1975, covering 2,678 square feet in the lower level of the two-story office building, said lease being for a term of one (1) year, beginning August 10, 1975, ending August 9, 1976.

Together with all rents, income and profit arising from the leases and their renewals and together with all rents, income and profits for the use and occupation of the premises described in the leases or in the mortgage referred to in this Assignment and, at the option of the Assignee, from all leases upon the premises which may be executed in the future during the term of this assignment.

1. OBLIGATIONS SECURED. This assignment is made to secure:

(a) Payment of the principal sum and interest evidenced by a note, and any amendments, extensions or renewals of it, in the original principal

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