

GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.H.C.

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STATE OF SOUTH CAROLINA)
) CONDITIONAL
) ASSIGNMENT OF LEASE
COUNTY OF GREENVILLE)

WHEREAS, F. Towers Rice and Clare Fontaine Rice, Trustees under Indenture of Trust executed by Gladys S. Rice and said Trustees, dated November 4, 1966, hereinafter referred to as "Lessors", are the present owners in fee simple of the property briefly described as:

All those pieces, parcels or lots of land together with all improvements thereon on the North side of the old Greenville-Piedmont Road (State Road 245) being shown and designated as lots 1 and 2 in Plat made by Alex A. Moss, Surveyor, dated December 26, 1962, recorded in the RMC Office of Greenville County in Plat Book 5-✓ at Page 4, reference to which Plat is hereby craved for a more complete and accurate description by the metes and bounds thereof.

AND WHEREAS, First Federal Savings & Loan Association of Greenville, South Carolina, hereinafter referred to as "Lender", is about to make a loan to the Lessors in the amount of One Hundred Sixty Five Thousand (\$165,000.00) Dollars, to be evidenced by a promissory note secured by a first mortgage to be executed by Lessors covering said property; and

WHEREAS, said property has been demised to Western Textile Products Company of Tennessee, under written Lease dated April 1, 1964, renewed on January 15, 1976, for an additional term beginning February 1, 1976, and expiring at midnight January 31, 1981, with an option to renew for an additional five (5) years beginning February 1, 1981; and

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