

LEATHERWOOD, WALKER, TODD & MANN

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANNER
R.M.C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

COLLATERAL ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS that Francis Realty, Inc., a South Carolina Corporation, hereinafter called "Assignor", for valuable consideration, the receipt of which is hereby acknowledged, hereby sells, assigns, transfers, and sets over unto First Federal Savings & Loan Association, with its principal office at Greenville, South Carolina, hereinafter called "Assignee", its successors and assigns, all the right, title and interest of the Assignor in and to a certain lease dated July 14, 1977, by and between Francis Realty, Inc., as Lessor, and Skill Corporation, a Delaware Corporation, with its principal place of business at 4801 W, Peterson Avenue, Chicago, Illinois 60646, as Lessee, for a term of ten (10) years,

The aforesaid lease covers property located in the City of Greenville, County of Greenville, and State of South Carolina, and more fully described as follows:

ALL that piece, parcel or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located on the western side of Pleasantburg Drive, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pleasantburg Drive said iron pin being 474.5 feet south of the intersection of East North Street Extension and Pleasantburg Drive, and running thence South 81-13 West 150 feet to an iron pin; running thence South 8-47 East 50 feet to an iron pin; running thence North 81-13 East 150 feet to an iron pin on Pleasantburg Drive; running thence along Pleasantburg Drive, North 8-47 West 50 feet to the point of beginning.

Together with all benefits and advantages to be derived therefrom as collateral security for the performance of all the terms and conditions of that certain mortgage secured upon the premises above referred to, said mortgage given by Francis Realty, Inc., for the benefit of First Federal Savings & Loan Association, dated the 20th day of September, 1977, to be recorded and securing that certain Promissory Note executed by Francis Realty, Inc., dated September 20, 1977, in the original amount of Sixty-Five Thousand Two Hundred Fifty and no/100 (\$65,250.00) Dollars, and agreed on behalf of their respective heirs, executors, administrators, and assigns that:

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