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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
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COLLATERAL ASSIGNMENT OF LEASE

THIS ASSIGNMENT, made this 30th day of March, 1978, by POINSETT PROPERTIES, a General Partnership organized and existing under the laws of the State of South Carolina (herein called "Borrower"), to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S.C., (herein called "Lender"),

W I T N E S S E T H:

FOR VALUE RECEIVED, Borrower hereby grants, transfers and assigns to Lender, its successors and assigns, all of the right, title and interest of Borrower in and to that certain Lease between Poinsett Properties, Landlord, and Sam Wyche Sports World, Inc., Tenant, copy of which is attached hereto and incorporated herein by reference (hereinafter referred to as "the Lease"), for the purpose of securing (a) payment of all sums now or at any time hereafter due Lender and secured by a certain Mortgage made by Borrower to Lender dated March 30, 1978, and recorded, or to be recorded, in the deed records of Greenville County, South Carolina, together with any renewals or extensions thereof and any future advances made thereunder to the extent permitted under South Carolina law, and (b) performance and discharge of each obligation, covenant and agreement of Borrower contained herein or contained in the Mortgage or Note secured thereby.

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