

GREENVILLE CO. S.C.
17 12 1978

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ASSIGNMENT OF LEASES
AND RENTS

THIS ASSIGNMENT is entered into by and between HARGIL REALTY CO., a New York partnership, hereinafter called "Assignor", T & S BRASS AND BRONZE WORKS, INC., a New York corporation, hereinafter called "Tenant", and AMERICAN NATIONAL INSURANCE COMPANY, a corporation with its principal office in Galveston, Texas, hereinafter called "Noteholder", to further secure the indebtedness evidenced by that certain promissory note dated November 1, 1978 in the principal sum of ONE MILLION FIFTY THOUSAND (\$1,050,000.00) DOLLARS, hereinafter referred to as the "Note", which is described in and secured by a Mortgage, hereinafter called "Mortgage", of even date therewith executed by Tenant to Noteholder, covering the property described in Exhibit "A" attached hereto and made a part hereof, which, together with all buildings, improvements, fixtures and equipment located thereon, is hereinafter referred to as the "Mortgaged Properties". The Mortgage and all other instruments executed by Tenant further securing or otherwise executed in connection with the Note are hereinafter collectively referred to as the "Security Instruments";

W I T N E S S E T H:

THAT WHEREAS, Tenant has executed and delivered to Noteholder the above identified Note and Mortgage, which latter document provides, inter alia, that a conveyance of the Mortgaged Properties by Tenant (mortgagor) without the written consent of Noteholder shall be a default under said Mortgage; and

WHEREAS, Tenant desires to convey the Mortgaged Properties to Assignor and to lease same from Assignor for a term of years,

PERRY, PATRICK, PARKER & MICHAUX, CHARLOTTE, C.

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