

ASSIGNMENT OF LEASE

KNOW ALL MEN BY THESE PRESENTS

THAT, WHEREAS, Greenville Development Company, a Missouri General Partnership hereinafter referred to as "owner", is the present owner in fee simple of the following described real property located in Greenville County, South Carolina to-wit:

All that certain piece, parcel or tract of land, with the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina and being more particularly shown and delineated as PARCEL A containing 8.382 AC. (365,135 SQ. FT.) on a survey prepared for Greenville Development Company by Engineering, Surveying & Planning, Inc., Joel P. Porcher, S.C. Re. No. 3523, dated September 21, 1983 and last revised March 12, 1984, and according to said survey having the following boundaries and measurements, to-wit: BEGINNING at a point in the southernmost corner of said Parcel A where said Parcel A intersects with Buncombe Road and Seaboard Coastline Railroad and running in a northwesterly direction N70°00'00"W along said Buncombe Road for a distance of 83.10 feet to an iron pin; thence continuing along said Buncombe Road as follows: N74°13'00"W for a distance of 28.00 feet to an iron pin; N76°41'00"W for a distance of 23.20 feet to an iron pin; N75°09'00"W for a distance of 23.77 feet to an iron pin; N67°42'00"W for a distance of 39.98 feet to an iron pin; N51°50'00"W for a distance of 34.94 feet to an iron pin; N40°25'00"W for a distance of 49.94 feet to an iron pin; N31°04'00"W for a distance of 49.90 feet to an iron pin; N21°24'00"W for a distance of 49.95 feet to an iron pin; N09°37'00"W for a distance of 75.03 feet to an iron pin; N06°04'00"W for a distance of 283.33 feet to a point; N05°23'00"W for a distance of 237.94 feet to a point; N04°57'00"W for a distance of 22.50 feet to a point; N00°40'00"E for a distance of 54.07 feet to a point; N07°59'00"E for a distance of 51.77 feet to an iron pin; thence turning and running S66°58'00"E along property designated on said survey as Cone Mills Corporation for a distance of 712.70 feet to a point; thence turning and running S27°49'00"W along property designated on said survey as Seaboard Coastline Railroad for a distance of 100.35 feet to an iron pin; thence continuing along said Seaboard Coastline Railroad as follows: S25°59'00"W for a distance of 67.61 feet to an iron pin; S25°02'00"W for a distance of 101.05 feet to an iron pin; S65°17'00"E for a distance of 3.0 feet; S24°43'00"W for a distance of 137.94 feet to a point; thence turning and running N66°22'00"W along property designated on said survey as Parcel B for a distance of 148.38 feet to a point; thence turning and running along said Parcel B S22°47'18"W for a distance of 55.52 feet to a point; thence turning and running along said Parcel B S62°36'40"E for a distance of 146.64 feet to a point; thence turning and running along said Seaboard Coastline Railroad S24°43'00"W for a distance of 249.03 feet to the point at the POINT OF BEGINNING.

and;

WHEREAS, Provident National Assurance Company, a corporation of the State of Tennessee, hereinafter sometimes referred to as mortgagee, is about to become the owner and holder of a first mortgage executed by owner, covering the said property, which mortgage secures a note in the principal sum of One Million Two Hundred Ten and no/100 Dollars (\$ 1,210,000.00), and

WHEREAS, a considerable portion or all of said mortgaged premises have been leased and demised to Bi-Lo, Inc.; Pic 'N Pay Stores, Inc.; Family Dollar Stores/ OF GREENVILLE, S. C. and Revco Discount Drug* under lease dated March 1984, March 14, 1984, November 22, 1982 and November 26, 1982, respectively, hereinafter referred to as the "lease", and

WHEREAS, Provident National Assurance Company as a condition to making the aforesaid mortgage loan, has required an assignment of the said lease as additional security for said mortgage loan.

NOW, THEREFORE, THESE PRESENTS WITNESS, that in consideration of the foregoing and of the sum of One (\$1.00) Dollar paid by Provident National Assurance Company to owner, the receipt whereof is hereby acknowledged by

0753

*Centers of South Carolina, Inc.

4328-N-2