

note in writing, dated October 13, 1983, in the principal sum of ONE HUNDRED TWENTY THOUSAND and No/100 (\$120,000.00) DOLLARS, which note was secured by a mortgage covering certain real estate and Seller's leasehold interest in those premises above described, recorded in the RMC Office for Greenville County in REM Volume 1630 at Page 685; and

WHEREAS, SELLER now desires to assign his leasehold interest in said property to PURCHASER;

NOW, THEREFORE, the parties hereto agree as follows:

1) SELLER hereby assigns all his right, title and interest in that Lease Agreement between SELLER and Sue S. Forrester to PURCHASER, according to the same terms and conditions as set forth in said Lease Agreement and subsequent Memorandums thereto;

2) In consideration for said assignment, PURCHASER agrees to pay to SELLER the sum of ONE HUNDRED FIFTY THOUSAND and No/100 (\$150,000.00) DOLLARS, payable as follows:

- a) \$25,000.00 upon execution of this agreement;
- b) A promissory note from PURCHASER to SELLER in amount of \$24,928.91;
- c) Assumption of that debt to LENDER set forth above, upon which there is now due and owing the sum of \$100,071.09, according to the same terms and conditions as that original note and mortgage to LENDER.

3) LENDER consents to the assignment of lease and assumption of debt, with the provision that the collateral set forth in said note and mortgage to LENDER is not affected thereby;

4) This agreement does not in any way modify, change, amend or alter the terms of that original Lease Agreement or Memorandums thereto.