

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE  
 FILED  
 GREENVILLE CO. S.C.  
 JAN 10 3 53 PM '85  
 DONNIE S. WALKER  
 R.M.C.

This agreement, made this 10<sup>th</sup> day of January, 1985, by and between EASLAN CAPITAL, INC., a South Carolina corporation, party of the first part, to AMERICAN FEDERAL BANK, F.S.B., party of the second part.

WITNESSETH: For value received and as additional security for the loan hereinafter mentioned, the party of the first part hereby sells, transfers and assigns unto the party of the second part, its successors and assigns, all the right, title and interest of the party of the first part in and to the rents, issues, profits, revenues, royalties, rights and benefits from the following described property:

ALL that certain piece, parcel or tract of land containing a total of 3.538 acres together with improvements now or hereafter constructed thereon, situate, lying and being on the south side of West Washington Street, the western side of South Academy Street, and the northern side of West McBee Avenue in the City of Greenville, Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Property of Easlan Capital, Inc." dated January 8, 1985 by Webb Surveying & Mapping Co.:

BEGINNING at an iron pin located at the point of intersection of the southern right of way of West Washington Street with the western right of way of South Academy Street and running thence with the western right of way of South Academy Street S. 25-47 W. 36.47 feet to an iron pin; thence continuing S. 23-31 W. 161 feet to an iron pin; thence continuing S. 27-37 W. 141.21 feet to an iron pin; thence S. 56-49 W. 18.23 feet to an iron pin on the northern right of way of West McBee Avenue; thence with the northern right of way of West McBee Avenue N. 68-15 W. 631.83 feet to an iron pin; thence leaving said right of way and running N. 20-52 E. 132.31 feet to an iron pin; thence running S. 64-57 E. 133.59 feet to an iron pin in the line of property now or formerly owned by the City of Greenville; thence with the line of said City of Greenville property S. 25-05 W. 65 feet to a point; thence S. 68-15 E. 169.03 feet to a point; thence N. 25-19 E. 315.33 feet to a point on the southern right of way of West Washington Street; thence with the southern right of way of West Washington Street S. 64-41 E. 348.69 feet to the point of BEGINNING.

And to that end the party of the first part hereby assigns and sets over unto the said American Federal Bank, F.S.C., its successors and assigns, all leases of said premises now made, executed or delivered, whether written or verbal or to be hereafter made, be the same written or verbal, including

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