

21 11 15 1954

WHEREAS the undersigned James A. Baldwin has executed and delivered to the Esso Standard Oil Company a lease of certain properties hereinafter more particularly described, which lease is dated the 18th day of August 1954, and

WHEREAS The South Carolina National Bank of Charleston (Columbia Branch) South Carolina, has lent to the undersigned James A. Baldwin the sum of Three Thousand----- Dollars (\$ 3,000.00) with which to make improvements on the leased property and the undersigned wishes to assign to The South Carolina National Bank of Chas., (Cola. Branch) said lease as security for said loan. Now, therefore

KNOW ALL MEN BY THESE PRESENTS THAT I, James A. Baldwin of Mauldin, South Carolina, for valuable consideration and in consideration of the premises, hereby assigns, transfers and sets over to The South Carolina National Bank of Charleston (Columbia Branch) all that said lease entered into by Me, James A. Baldwin as lessor with Esso Standard Oil Company as Lessee, dated 18th day of August 19 54, and covering the following described property:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the northeasterly corner of the intersection of US Hwy. No. 276 and Pelham Road, in or near the Village of Mauldin, S. C., in the County of Greenville, and being designated as a part of lot No. 2 on the plat of the property of C. A. and Jessie M. Rice made by W. J. Riddle, June 15, 1939, recorded in the RMC Office for Greenville County, S. C., in plat book "J", page 153, and having the following metes and bounds to-wit:

Beginning at an iron pin at the northeasterly corner of the intersection of US Hwy. No. 276 (designated erroneously on Riddle's Plat aforesaid as US Hwy. No. 2) and Pelham Road (formerly Conestee Road) and running thence with the northerly side of Pelham Road S. 88-20 E. 55.2 feet to a point; thence through Lot 2 N. 9-15 W 157.9 feet to a point on the line of lot No. 1; thence with the line of lot No. 1 S. 70-30 W. 97.6 feet to an iron pin on the easterly side of US Hwy. No. 276; thence along the easterly side of said highway S. 27-19 E. 139 feet to the point of beginning and being the same property conveyed to the mortgagor herein by deed of A. N. Whitaker, dated October, 1944, and recorded in the RMC Office for Greenville County, S. C., in Deed Book 268, page 444.

together with the buildings, improvements and equipment thereon or connected therewith.

And hereby directs the Esso Standard Oil Company to pay to The South Carolina National Bank of Charleston (Columbia Branch) the sum of Fifty Seven-----Dollars (\$ 57.00) per month, the rental due under said lease, until the The South Carolina National Bank of Charleston (Columbia Branch) shall have been paid the principal sum of Three Thousand-----Dollars (\$ 3,000.00), with interest thereon from date at the rate of 5% per annum, together with any taxes, insurance, repairs, or disbursements which the The South Carolina National Bank of Charleston (Columbia Branch) has been required to make to keep the aforesaid lease in good standing.

And The South Carolina National Bank of Charleston (Columbia Branch) is hereby authorized by the undersigned to do all things whatsoever necessary to keep the said lease in good standing in the event the undersigned shall fail to do so.

This Assignment is irrevocable and can only be terminated on the part of the undersigned by the payment in full to The South Carolina National Bank of Charleston (Columbia Branch) of all the aforesaid indebtedness.

IN WITNESS WHEREOF the undersigned has signed these presents this 21st day of August 19 54.

WITNESS:

Harry R. Stephens
Walter B. Kendrick

James A. Baldwin S.

(Continued on Next Page)

The debt secured by the within assignment of lease having been paid in full on the 17th day of May, 1958 the within assignment is hereby cancelled and satisfied.

CANCELLED OF RECORD
1958