

S.C.
APR 1981
ASSIGNMENT OF LEASE

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KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, Moorland Investments, a South Carolina General Partnership, hereinafter referred to as "ASSIGNORS", are the present owners in fee simple of the following described real estate located in Greenville County, South Carolina.

As more particularly described in Exhibit A attached hereto and made a part hereof

and;

WHEREAS, Bankers Trust of South Carolina, Greenville, South Carolina, its successors and assigns, hereinafter referred to as "ASSIGNEE", is about to become the owner and holder of a first mortgage executed by Assignors, as Mortgagors, covering the property described above, which Mortgage secures a Note in the principal sum of One Hundred Thousand Forty & 00/100 (\$100,040.00) Dollars; and,

WHEREAS, the said mortgaged premises have been leased and demised to Spinks Oil Company, Inc. by lease dated December 22, 1981 and hereinafter referred to as Lease and attached hereto is Exhibit B; and,

WHEREAS, Assignee, as a condition to making the aforesaid mortgage loan has required by 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 Ten (\$10.00) Dollars paid by Assignee to Assignors, the receipt of which is hereby acknowledged by Assignors, the said Assignors hereby assign, transfer and sell over unto Assignee all the right, title and interest of the Assignors in and to the said Lease and any future additions, amendments, supplements, modifications, extensions or renewals thereof and also with any and all leases hereafter made during the term of this Assignment, and together with all rents, incomes, and profits arising therefrom, as additional security; and for the consideration aforesaid, the Assignors hereby covenant and

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