

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DOMESTIC)
LEASING)
CONDICIONAL ASSIGNMENT OF LEASES

LEATHERWOOD, WALKER, TODD & MANN

THIS ASSIGNMENT made this 30th day of March, 1984, by and between Spring Street Associates Limited Partnership, a South Carolina limited partnership (hereinafter called "Assignor") and American Federal Bank, F.S.B. (hereinafter called "Assignee").

W I T N E S S E T H :

For value received and as security for the loan hereinafter mentioned, the Assignor hereby sells, transfers and assigns unto the Assignee, its successors and assigns, all the right, title and interest of the Assignor in and to the following:

1. Lease Agreement dated September 12, 1969, by and between Raymoth A. Humphreys, Virginia A. Potter, Elizabeth A. Askins and Lloyd A. Beatty as "Landlords" and Fidelity Federal Savings & Loan Association, Greenville, South Carolina as "Tenant," Memorandum of which is recorded in Deed Book 875, Page 636, Greenville County RMC Office, as amended by First Amendment to Lease dated September 1, 1977, covering premises in Greenville, South Carolina within the city block bounded on the south by East Washington Street, on the east by North Spring Street, on the north by East Coffee Street, and on the west by North Brown Street.

2. Lease Agreement dated September 12, 1969, by and between Sara D. Spann as "Landlord" and Fidelity Fidelity Federal Savings & Loan Association, Greenville, South Carolina, as "Tenant," Memorandum of which is recorded in Deed Book 875, Page 633, Greenville County RMC Office, as amended by First Amendment to Lease dated January 29, 1977, covering premises in Greenville, South Carolina within the city block bounded on the south by East Washington Street, on the east by North Spring Street, on the north by East Coffee Street, and on the west by North Brown Street.