

State of South Carolina
County of Greenville.

A S S I G N M E N T

Know all men by these presents, that Annie Curry Griffin, of Greenville, South Carolina, in consideration of the sum of One (\$1.00) Dollar and other valuable consideration, the receipt whereof is hereby acknowledged, has sold, assigned and conveyed, and does hereby sell, assign and convey unto The Prudential Insurance Company of America, the following described leases, to-wit:

(1) Lease entered into on the 5th day of February, 1927, by and between Annie Curry Griffin and Greenville News Company, a Corporation, the term of said lease extending from August 1st, 1926, to August 1st, 1936, and recorded in the R. M. C. Office for Greenville County in Volume 111, at page 430, under which lease the said Greenville News Company occupies a portion of the building situate upon the land described in the mortgage of Annie Curry Griffin to The Prudential Insurance Company of America.

(2) Lease entered into on the 7th day of July, 1926, by and between Annie Curry Griffin and Provence Peace Printing Company, Inc., a Corporation, the term of said lease extending from June 1st, 1926, to June 1st, 1936, and recorded in the R. M. C. Office for Greenville County in Volume 112, at page 248, under which lease the said Provence Peace Printing Company, Inc., occupies a portion of the building situate upon the land described in the mortgage of Annie Curry Griffin to The Prudential Insurance Company of America. And all right, title and interest of Annie Curry Griffin therein and thereto, and in and to the rental reserved therein.

To Have and to hold said leases, together with all the rights and privileges therein and thereto, unto The Prudential Insurance Company of America, its successors and Assigns, forever.

This assignment is made as additional security for the performance of the conditions of a certain note, in the sum of One hundred fifty thousand (\$150,000.00) Dollars, secured by a mortgage of even date herewith, upon the property of Annie Curry Griffin, situate in the City of Greenville, County of Greenville, State of South Carolina, at the Southeast corner of the intersection of South Main and East Broad Streets, executed by the said Annie Curry Griffin to the said The Prudential Insurance Company of America. For the terms and conditions of said note and mortgage, and a more particular description of the land offered as security therein, reference is made to said note and mortgage.

The right is hereby reserved and granted to the said Annie Curry Griffin to collect the rentals for the premises hereinbefore described as they accrue under said leases and enforce collection of same and also enforce all other provisions of said leases so long as there is no default on the part of the said Annie Curry Griffin in the payment of any interest as provided in the mortgage hereinabove referred to, or in the payment of the principal therein described, and so long as there is no breach in any of the conditions or covenants of said note or mortgage.

It is further agreed that the said Annie Curry Griffin shall not collect any of the rentals further in advance than one monthly installment, and any collection made by the said Annie Curry Griffin further in advance shall constitute a breach of covenant and the mortgagee may proceed to execute the provisions of the said mortgage in the same manner as provided therein in case of default in payment of the note described in the said mortgage, or a breach of the covenants contained therein.

It is further declared and provided that in case it should be necessary for The Prudential Insurance Company of America, for the purpose of protecting its interest, to assert its rights as Assignee of said leases, and to enforce payment of the indebtedness existing under said note and mortgage, or any part thereof, from the Leasehold interest hereby assigned, it will account for and pay over to said Annie Curry Griffin, all amounts realized by it from rents collected upon said leases in excess of said Annie Curry Griffin's indebtedness to the said The Prudential Insurance Company of America, principal and interest, including such costs, and expenses as said The Prudential Insurance Company of America, may be obliged to incur in thus enforcing its rights as Assignee of said leases.

Upon the full performance of the conditions and obligations of said note and mortgage, this Assignment shall be void and of no effect, and thereupon, in that event, said The Prudential Insurance Company of America will re-assign to the said Annie Curry Griffin, all of its interest, right and title in and to said leases now acquired under and by virtue of this Assignment.

(OVER)