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TO HAVE AND TO HOLD, the aforesaid leases together with all of the rights and privileges therein and thereto unto the said F. W. Symmes, his heirs, executors, administrators and assigns, forever.

This assignment is made by the undersigned as additional security for the performance of the conditions and terms of that certain note given by the undersigned to F. W. Symmes, in the sum of Six Hundred Fifty Thousand and No/100 Dollars (\$650,000.00), dated June 15, 1954 and secured by a mortgage of even date covering property on the Northeastern corner of Main and Washington Streets in the City of Greenville, S. C., fronting 133.15 feet on Main Street and 196.2 feet, more or less, on Washington Streets. For the terms and conditions of said note and mortgage and a more particular description of the land covered thereby, reference is made to the mortgage which is of record in the R. M. C. Office for Greenville County, S. C., in Mortgage Book 601, Page 147.

The right is hereby reserved by the undersigned to continue to collect and receive the rentals from the leases and premises hereinbefore described as they may accrue under the terms of said leases and to enforce the collection thereof, if need be, so long as there is no default on the part of the undersigned under the terms of said note and so long as there is no breach in any of the conditions and covenants of said mortgage.

That the undersigned will not modify or in any way alter the terms of any of said leases, nor anticipate the rents thereunder, or waive, excuse, condone or in any manner release or discharge the other parties thereto from the obligations, covenants and agreements contained in said leases without the written consent and approval of the assignee hereunder and attempt so to do shall constitute a breach of the terms hereof and shall entitle the holder of said note, at his option, to declare all sums secured hereby immediately due and payable.