

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

1070 99

ASSIGNMENT OF LESSOR'S INTEREST IN LEASE

KNOW ALL MEN BY THESE PRESENTS, that by this Assignment, dated November 15, 1977, Valetop Enterprises Limited Partnership, a Limited Partnership formed under the South Carolina Limited Partnership Act, having its principal place of business at Greenville, South Carolina, (hereinafter referred to as "Owner"), for the consideration of One Dollar (\$1.00), with intent to be legally bound, and as an inducement for the making of a loan evidenced and secured as hereinafter described, hereby assigns unto First National Bank of South Carolina, a South Carolina corporation having a place of business at Greenville, South Carolina, (hereinafter referred to as "Mortgagee"), all the right, title and interest of Owner in, under, or by virtue of that certain Lease Agreement by and between Valetop Enterprises Limited Partnership, a Limited Partnership formed under the South Carolina Limited Partnership Act, as Lessor, and Century Lincoln-Mercury, Inc., a South Carolina corporation, as Lessee, dated May 1, 1977, a Short Form Lease having been recorded on November 29, 1977 in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1069, at Page 288.

TO HAVE AND TO HOLD the Owner's right, title and interest under and by virtue of the above stated Lease Agreement to Mortgagee, its successors and assigns, as security for payment of the principal and interest provided to be paid in or by Owner's Note (hereinafter referred to as "Obligation"), dated November 15, 1977, in the principal amount of \$375,000.00, and for the performance of the agreements of Owner contained in the Mortgage (hereinafter referred to as "Mortgage"), made by Owner to Mortgagee as security for the Obligation, by Mortgage of Real Estate dated November 15, 1977, recorded in the R.M.C. Office for Greenville County, South Carolina on December 13, 1977 in Real Estate Mortgage Book 1418, at Page 426, the Mortgage covering the following described real estate:

All of the Owner's right, title and interest, being a leasehold interest, in and to the hereinafter described real estate located in the County of Greenville, State of South Carolina, pursuant to the ground lease referred to herein, including the Owner's rights under an easement therein granted, together with all improvements thereon, or hereinafter constructed by Owner, the properties being more fully described as follows:

ALL that piece, parcel or lot of land on the northern side of Kellett Drive and the western side of Laurens Road in Greenville County, State of South Carolina, and being shown as Parcel 1 on plat of Property of Gault & Williams; said plat being prepared by Jones Engineering Service and dated October 12, 1973 and being revised September, 1976, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northern corner of intersection of Laurens Road and Kellett Drive, thence with Kellett Drive, S. 69-33 W., 228 feet to an iron pin; thence continuing with said Drive, S. 56-58 W. 265 feet to an iron pin; thence continuing with said Drive, S. 69-38 W. 100 feet to an iron pin; thence continuing with said Drive, S. 82-18 W. 81 feet to an iron pin; thence continuing with Kellett Drive, N. 32-49 W. 183.7 feet to an iron pin; thence S. 85-40 W. 256 feet to an iron pin; thence S. 80-10 W. 9.5 feet to an iron pin; thence N. 17-53 W. 150.7 feet to an iron pin; thence N. 70-52 E. 200 feet to a point; thence continuing N. 70-52 E. 441.6 feet to an iron pin; thence N. 61-28 E. 214.1 feet to an iron pin on the western side of Laurens Road; thence with Laurens Road, S. 30-47 E. 12 feet to an iron pin; thence continuing with Laurens Road S. 30-47 E. 26.6 feet to an iron pin; thence continuing with Laurens Road, S. 31-47 E. 111.2 feet to an iron pin; thence continuing with said Road, S. 31-47 E. 225 feet to an iron pin, the point of beginning.

ALSO: ALL that piece, parcel or strip of land, being 12 feet in width, located on the western side of Laurens Road in Greenville County, State of South Carolina, over which Mortgagor is granted an easement for use as a mean of ingress and egress to the mortgaged premises, to be used in conjunction with a similar strip located on the leased premises, being shown as a portion of Parcel 2 on plat of property of Gault & Williams, said plat being prepared by Jones Engineering Service and dated October 12, 1973,

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