

STATE OF)

GONNIE S. TARRERSLEY
R.H.C.

COUNTY OF)

ASSIGNMENT OF LESSOR'S INTEREST IN LEASES

This Assignment made this 5th day of July, 1974,
by DOT PROPERTIES, INC., a South Carolina corporation (hereinafter called
ASSIGNOR), to SOUTHLAND LIFE INSURANCE COMPANY, a Texas corporation with
its principal place of business in Dallas, Texas (hereinafter called
ASSIGNEE).

WHEREAS, Assignor is the owner of the fee simple estate in and to
the real property which is more particularly described in Exhibit "A"
attached hereto, which Exhibit is incorporated herein by reference for
all purposes;

WHEREAS, the above described real property has been demised under
that certain lease agreement which is described as follows:

Lease between DOT PROPERTIES, INC., as Lessor, and
Caper House, Inc., as Lessee, dated April 29, 1974

WHEREAS, Assignor is indebted to Assignee in the principal sum of
SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00) and has executed and
delivered its promissory note of even date herewith to evidence such
debt to Assignee, which promissory note is secured by a mortgage, deed
of trust or other security instrument of even date herewith encumbering
the above described property;

WHEREAS, Assignee has required, as a condition to the making of
the loan hereinbefore described the following assignment of the Assignor's
interest in the lease hereinbefore described; and

WHEREAS, Assignor desires to satisfy Assignee's loan condition and
to more fully secure to the Assignee the payment of the aforesaid debt by
making the following assignment of its interest in the lease hereinbefore
described.

W I T N E S S E T H :

NOW, THEREFORE, in consideration of the premises and the sum of Ten
Dollars (\$10.00) cash in hand paid, the receipt of which is hereby
acknowledged by the Assignor, Assignor does hereby assign, transfer and
set over unto the Assignee all of the Assignor's interest in and to the
above described lease and any other leases which now exist or which may
hereafter come into existence in and upon the above described premises,
such assignment to be made upon the terms and conditions hereinafter set
forth.

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