REGULATION 110, 22
COMPLIED WITH

PREHYLLE CO. S.

BOOK 1277 PAGE 807

MORTGAGE OF REAL ESTATE BY A CORPORATION

Offices of Haynsworth, Perry, Bryant, Markon & Johnstone, Attorneys at Law, Greenville, S. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

KOGER PROPERTIES, INC.,

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, Koger Properties, Inc.,

a corporation chartered under the laws of the State of Delaware

, is well and truly indebted

to the mortgagee in the full and just sum of Seven Hundred Fifty Thousand (\$750,000.00) --

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable three (3) years from date, with interest as more specifically set forth in the said note;

shiar handelugaan shahkan kinka kina kutura a

MEXICAL ARION; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and forcelose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the honder thereof necessary for the protection of its interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgager promises to pay all costs and expenses, including ten per cent of the indebtedness as attorney's fee, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said mortgager in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said First Piedmont Mortgage Company, Inc., its successors and assigns:

All that piece, parcel or tract of land containing 36.938 acres situate, lying and being on the northeastern side of Interstate Highway 385 near the City of Greenville, County of Greenville, State of South Carolina, and having according to a plat prepared by Piedmont Engineers, Architects, Planners, dated March 13, 1973, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Book $\frac{4-7}{2}$ at page $\frac{99}{2}$, the following metes and bounds:

BEGINNING at a point on concrete monument on the northeast side of Interstate 385, common corner with S. C. Tricentennial Commission's property; thence with said Commission's property line N. 23-41-08 E.