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STATE OF SOUTH CAROLINA) GENERAL STATEMENSER (

COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KOGER PROPERTIES, INC., a Delaware corporation, whose address is 3986 Boulevard Center Drive, Jacksonville, Florida 32201 hereinafter referred to as "Mortgagor", is well and truly indebted unto COMMERCIAL CREDIT DEVELOPMENT CORPORATION, a Delaware corporation, whose address is 300 St. Paul Place, Baltimore, Maryland 21202, hereinafter referred to as "Mortgagee", in the amount of One Million Dollars (\$1,000,000.00) as evidenced by Mortgagor's installment promissory note of even date herewith, hereinafter referred to as "Note", for that amount together with interest on the unpaid balance from the date of said Note at a rate as therein provided, the final payment of which, if not sooner paid, is due payable not later than February 1, 1979. The terms and conditions of said Note are incorporated herein by reference as if fully set out herein.

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WHEREAS, Mortgagor may hereafter become indebted to said Mortgagee for such further sums as may be advanced or re-advanced to or for Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which Mortgagor may be indebted to Mortgagee at any time for advances made to or for Mortgagor's account by Mortgagee, and the performance of the covenants and agreements herein contained and contained in an Assignment of even date herewith executed by Mortgagor, and contained in a Loan and Security Agreement of even date herewith between Mortgagor and Mortgagee, by Mortgagor to be performed, and also in consideration of the further sum of Three Dollars (\$3.00) to Mortgagor in hand well and truly paid by 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 Mortgagee, its successors and assigns all that certain piece, parcel or tract of land containing 3.568 Acres situate, lying and being on the Northeastern side of Interstate Highway 385 in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 2 on a plat entitled "Koger Executive Center" by Piedmont Engineers, Architects, and Planners recorded in the RMC office of Greenville County in Plat Book 5D, Page 75, being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with all right, title and interest of Mortgagor, including any after-acquired title or reversion, in and to the beds of the ways, streets, avenues and alleys adjoining the premises; and

TOGETHER with all and singular the tenements, hereditaments, easements, appurtenances, passages, waters, water rights, water courses, riparian rights, other rights liberties and privileges thereof or in any way now or hereafter appurtaining including any homestead or other at law or in equity, as well as any after-acquired title, franchise or license and reversion and reversions and remainder and remainders, rents, issues and profits thereof;

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