

(1) Thirty (30) days notice in writing by registered mail, return receipt requested, to Grantor at its principal place of business of a default by the Borrower as a condition of the right to accelerate the note, without such default having been cured.

(2) If such lender elects to accelerate, they shall notify Grantor in writing in the manner next hereinabove provided, whereupon Grantor shall have twenty (20) days after the receipt thereof within to purchase the mortgage note and mortgage at par plus accrued interest without recourse as to lender. If Grantor fails to elect to purchase within said time then such lender shall be free to foreclose its mortgage. The lender or a purchaser acquiring title at foreclosure sale or by deed in lieu thereof shall hold free of these restrictions.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns, forever. And the Grantor does hereby bind the Grantor and the Grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Koger Properties, Inc., has caused these presents to be executed and its corporate seal to be affixed hereto by its officers duly authorized and empowered as of this 16<sup>th</sup> day of March, 1978.

Signed, sealed and delivered in the presence of:-

Clair F. Hickman  
Witness

J. D. Gunge  
Witness

KOGER PROPERTIES, INC.

By W.F.E. Kienast  
President

Attest: W. Lawrence Jenkins  
Assistant Secretary

STATE OF FLORIDA )  
                          )  
COUNTY OF DUVAL )

Personally appeared before me the undersigned witness<sup>es</sup> who, being duly sworn, says that ~~they~~ saw the corporate seal of the Koger Properties, Inc., affixed to the foregoing instrument and that ~~they~~ saw W.F.E. Kienast, ~~the~~ President and W. Lawrence Jenkins, ~~Assistant~~ Secretary of said Koger Properties, Inc., sign and attest the same, and that ~~they with the other witness subscribed above~~ witnessed the execution and delivery thereof as the act and deed of said Koger Properties, Inc.

J. D. Gunge, Clair F. Hickman

Sworn to before me this 16<sup>th</sup> day of March, 1978.

W. Lawrence Jenkins  
Notary Public, State of Florida  
at Large.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES APRIL 21, 1980

RECORDED MAR 17 1978  
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At 10:50 A.M. 27256

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