

STATE OF SOUTH CAROLINA

MORTGAGE AND SECURITY AGREEMENT

COUNTY OF GREENVILLE

THIS INDENTURE, made this the 27th day of September 1978, between

KOGER PROPERTIES, INC., a Delaware corporation with its principal office in Jacksonville, Florida, (hereinafter called the "Grantor"), and

THE TRAVELERS INSURANCE COMPANY, a Connecticut corporation with its principal office in Hartford, Connecticut, (hereinafter called the "Beneficiary");

W I T N E S S E T H:

THAT for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) in hand paid and the other considerations hereinafter mentioned, receipt whereof is hereby acknowledged, the Grantor does hereby bargain, sell, grant, convey, assign and release to the Beneficiary, its successors and assigns, all of the following described land, buildings, improvements, fixtures, furniture and appliances and other personal property (hereinafter sometimes collectively called the "premises"), to-wit:

(a) All that tract or parcel of land described in Exhibit A attached hereto and made a part hereof ("land").

(b) All gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, ovens, elevators and motors, bathtubs, sinks, water closets, basins, pipes, faucets and other air conditioning, plumbing, and heating fixtures, mirrors, mantles, refrigerating plant, refrigerators, iceboxes, dishwashers, carpeting, furniture, laundry equipment, cooking apparatus and appurtenances, and all building material and equipment now or hereafter delivered to the premises and intended to be installed therein; such other goods, equipment, chattels and personal property as are usually furnished by landlords in letting premises of the character hereby conveyed; and all renewals or replacements thereof or articles in substitution thereof and all of the estate, right, title and interest of the Grantor in and to all property of any nature whatsoever, now or hereafter situated on the premises or intended to be used in connection with the operation thereof shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, and all persons claiming by, through or under them and shall be deemed to be a portion of the security for the indebtedness herein mentioned and secured by this deed.

TOGETHER WITH all and singular the rights, members and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the premises hereinabove mentioned or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Grantor including but not limited to all rents, profits, issues and revenues of the premises from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving only the right to the Grantor to collect the same so long as the Grantor is not in default hereunder.

TOGETHER WITH all rights, title and interest of Grantor in and to the minerals, shrubs, timber and other emblements now or hereafter on said property or under or above the same; and

TOGETHER WITH any and all rents and security deposits which are now due or hereafter become due by reason of the renting, leasing and bailment of the property, the improvements thereon and the equipment; and

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