

FILED
ASSIGNMENT GREENVILLE CO. S.C.

MAR 16 10 53 AM '83
DONNIE S. FARRERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS:

That WACHOVIA BANK AND TRUST COMPANY, N.A. a national banking association, hereinafter referred to as party of the first part, in consideration of the sum of One Dollar (\$1.00) lawful money of the United States of America and other considerations to it in hand paid by THE KOGER COMPANY, a Florida corporation, hereinafter referred to as party of the second part, at or before the ensealing and delivery of the presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, assign, transfer and set over unto the said party of the second part all of its right, title and interest in and to the following:

(a) That certain Mortgage given by Koger Properties, Inc., a corporation, to the party of the first part, dated October 13, 1980 and filed for record in the Office of the R.M.C. of Greenville County, South Carolina, on October 17, 1980, in Real Estate Mortgage Book 1521 at page 12, et seq.

(b) That certain Assignment of Leases, Rents, and Profits given by Koger Properties, Inc., a corporation, to the party of the first part, dated October 13, 1980, and filed for record in the public records of said County, in the office of said R.M.C. in Deed Book 1135, page 620.

(c) That certain UCC-1 Financing Statement filed on October 17, 1980 with the Office of the R.M.C. of said County recorded among the public records of Greenville County, South Carolina as Document No. 80-07515 in said R.M.C. Office.

(d) That certain UCC-1 Financing Statement filed with the Office of the Secretary of State of South Carolina recorded on October 23, 1980 as Document No. 0006-4955.

together with the promissory note referred to in said Mortgage Deed and each and every indebtedness secured by said Mortgage Deed, and Assignment of Leases, Rents, and Profits and together with all rights of the assignor under and by virtue of said promissory note and Mortgage Deed, and Conditional Assignment of Rentals and UCC-1 Financing Statements of record and all unpaid indebtedness evidenced or secured by same.

TO HAVE AND TO HOLD THE SAME unto the said party of the second part, its successors and assigns forever, but without recourse on the undersigned, except that the undersigned warrants that there is now remaining unpaid on the above mentioned note without setoff or counterclaim the principal sum of \$1,152,000.00.

IN WITNESS WHEREOF, the said party of the first part executed this instrument under its corporate seal by its duly authorized officers this 19th day of January, 1983.

Signed, sealed and delivered in the presence of:

Cindy Smith
Jimmie Person

WACHOVIA BANK AND TRUST COMPANY,
N.A.

By: [Signature]
Its Vice President

Attest: [Signature]
Its Secretary

Sumter Bldg.
800 8426581801

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