1748-460

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

M ORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, KOGER PROPERTIES, INC., a corporation chartered under the laws of the State of Delaware (hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & TRUST COMPANY (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note for construction money of even date herewith, the terms of which are incorporated herein by reference, in the sum of ONE MILLION ONE HUNDRED SIXTY-FIVE THOUSAND AND NO/100 (\$1,165,000.00) DOLLARS due and payable on or before September 12, 1975, with interest thereon in accordance with the terms and provisions of said note.

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

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor 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 Mortgagee, its heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

All that certain piece, parcel or tract of land containing 3.575 Acres situate, Lying and being on the Northeast corner of the intersection of Interstate Highway 385 and proposed Executive Center Drive in the County of Greenville, State of South Carolina, being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues and profits which may arise or be had therefrom, and including all heating, plumbing and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, his heirs, successors and assigns forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrance

Person or car

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