

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
Hunton & Williams
P. O. Box 1535
Richmond, VA 23212

Attn: William A. Walsh, Jr.

PURCHASE MONEY SECOND MORTGAGE
AND SECURITY AGREEMENT

THIS SECOND MORTGAGE AND SECURITY AGREEMENT ("Mortgage") is made as of the 15th day of November, 1984, by and between DANIEL PROPERTIES 17, a Virginia limited partnership ("Mortgagor"), and DANIEL INTERNATIONAL CORPORATION, a South Carolina corporation, in both its capacity as mortgagee and fee owner ("Mortgagee" and "Fee Owner", respectively). This Mortgage is subject and subordinate to a Mortgage of even date herewith from Mortgagor to Bankers Life Company (the "First Mortgage").

MORTGAGOR AND FEE OWNER HEREBY GRANT, TRANSFER, CONVEY AND ASSIGN TO MORTGAGEE, under and subject to the terms and conditions hereinafter set forth:

All of the Mortgagor's and Fee Owner's right, title and interest in and to the real property and all appurtenances thereunto belonging (the "Land") in the City of Greenville, County of Greenville, South Carolina, described in Exhibit A attached hereto and by this reference incorporated herein, including, without limitation, all their right, title and interest in and to the leasehold estate and interest which was created by that certain ground lease of even date herewith (the "Lease") from Fee Owner (as lessor) to Mortgagor (as lessee).