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BOOK 1286 PAGE 773

DONNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA )

MORTGAGE OF REAL ESTATE BY A CORPORATION

COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

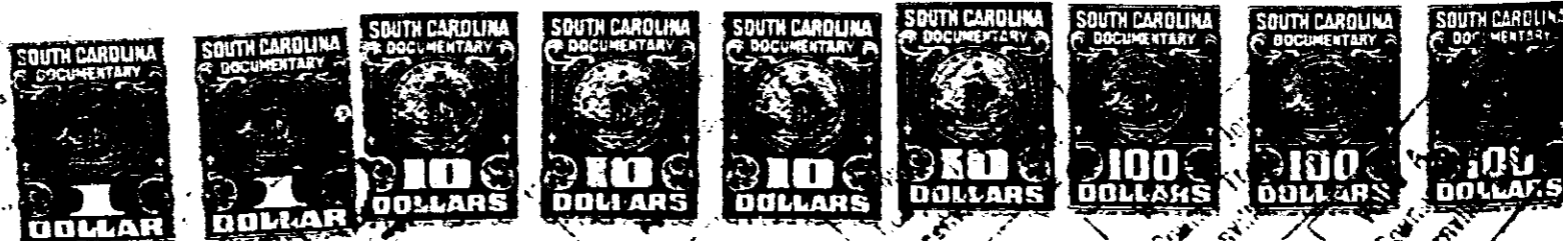
WHEREAS, KOGER PROPERTIES, INC. a corporation chartered under the laws of the State of Delaware (hereinafter referred to as Mortgagor) is well and truly indebted unto WACHOVIA BANK AND TRUST COMPANY, N.A. (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note for construction money of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight Hundred Fifty-Five Thousand and No/100 Dollars (\$855,000.00) due and payable on or before May 1, 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 to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for an 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 Dollars (\$3.00) 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 successors and assigns:

All that certain piece, parcel or tract of land containing 2.587 acres, situate, lying and being on the northeastern side of Interstate Highway 385, in the County of Greenville, State of South Carolina, being shown and designated on plat entitled "Koger Executive Center, Lot Survey for the Chesterfield Building" by Piedmont Engineers, Architects, Planners, dated August 9, 1973, recorded in the RMC Office for Greenville County in Plat Book 5B page 48, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a concrete monument on the northeastern right of way line of Interstate Highway 385 frontage road, which monument is 1,180.97 feet Northwest from the common property corner



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