

of Koger Properties, Inc., and R. L. Honbarrier Co. property, and running thence North 23-41-08 East 277.00 feet along the line of property now or formerly of South Carolina Tricentennial Commission to an iron pin; thence South 79-45-00 East 328.66 feet to an iron pin on the western right of way of proposed Executive Center Drive; thence with the western right of way of said proposed Drive, South 20-49-19 West 81.34 feet to an iron pin; thence continuing with the western right of way of said proposed Drive, South 10-15-00 West 289.30 feet to an iron pin on the Northeast right of way line of Interstate Highway 385 frontage road; thence with said Northeast right of way line of Interstate Highway 385 frontage road, North 64-57-40 West 390.97 feet to a concrete monument, the point of BEGINNING.

The property herein described is a portion of the 36.939 acres land acquired by Koger Properties, Inc., by deed from Executive Park Associates, dated May 18, 1973, recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 974, page 900, and shown on a plat prepared by Piedmont Engineers, Architects, Planners, dated March 13, 1973, recorded in said RMC Office in Plat Book 4T, page 88.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 and said premises unto the Mortgagee, its 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 is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whosoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus

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