

1072 1816

CONDITIONAL ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT, made this 12<sup>th</sup> day of August, 1975, by  
KOGER PROPERTIES, INC., (hereinafter referred to as "Assignor"),  
to GULF LIFE INSURANCE COMPANY, a Florida corporation,  
(hereinafter referred to as "Assignee"),

W I T N E S S E T H:

WHEREAS, Assignee is the Mortgagee under that certain  
Mortgage of even date herewith; (said Mortgage hereinafter  
referred to as the "Mortgage");

WHEREAS, Assignor is the Mortgagor under the Mortgage  
of even date herewith, securing a Note in the principal sum  
of SEVEN HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$770,000.00)  
(said Note hereinafter referred to as the "Note") and  
encumbering the real property situate, lying, and being in  
the County of Greenville, South Carolina, and described as  
follows, to-wit:

All that certain piece, parcel or tract of land containing  
2.579 acres situate, lying and being on the northeastern  
side of Interstate Highway 385 in the County of Green-  
ville, State of South Carolina, being shown and designated  
as Lot No. 1 on a plat entitled "Koger Executive Center", by  
Piedmont Engineers, Architects & Planners, recorded in the  
R.M.C. Office for Greenville County in Plat Book 5D, page 75,  
and having the following metes and bounds, to-wit:

P.O.B. BEGINNING at a point on concrete monument on the  
Northeast right of way line of Interstate Highway 385,  
which point is 1180.97 feet Northwest from common  
property corner of Koger Properties, Inc. and R.L.  
Honbarrier Co. property, running thence N23-41-08E,  
277.00 feet to an iron pin, thence S79-45-00E, 328.66  
feet to iron pin on the Western right of way of  
Executive Center Drive, thence with the Western  
right of way of said Executive Center Drive, S20-49-19W,  
81.34 feet to iron pin on the Western right of way line  
of said Drive, continuing with the right of way line  
of said Drive S10-15-00W, 264.28 feet to an iron pin  
on the Western right of way line of Executive Center  
Drive, thence continuing with the right of way line of  
said Drive S62-38-40W, 30.51 feet to an iron pin on the  
Northeast right of way line of Interstate Highway  
385, running thence with said Northeast right of way  
line of Interstate Highway 385, N64-57-40W, 365.97 feet  
to concrete monument, Point of Beginning.  
2.579 Acres 112,361.944 sq. ft.