

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 30, 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.

TOGETHER with all buildings, structures, and other improvements now or hereafter located on said real property, or any part thereof; and

TOGETHER with all rights-of-way, streets, alleys, passages, riparian and littoral rights, waters, water courses, sewer rights, rights, liberties, privileges, tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, whether now owned or hereafter acquired by the Mortgagor, and including all rights of ingress and egress to and from said real property and all adjoining property (whether such rights now exist or subsequently arise), together with the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and

TOGETHER with all machinery, apparatus, equipment, fittings, and fixtures, whether actually or constructively attached to said property, and all building materials of every kind and nature, and all trade, domestic, and ornamental fixtures, now or hereafter located in, upon, over, or under said real property or any part thereof and used or usable or intended to be used in connection with any present or future operation of said real property, including, but

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