

1694-226

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
Hunton & Williams
P. O. Box 1535
Richmond, Virginia 23212
Attn: William A. Walsh, Jr., Esquire

(Space above this line for recorder's use only)

FIRST MORTGAGE AND SECURITY AGREEMENT

THIS FIRST MORTGAGE AND SECURITY AGREEMENT ("Mortgage") is made as of the 15th day of November, 1984, by and among DANIEL PROPERTIES 17, a Virginia limited partnership ("Mortgagor"), DANIEL INTERNATIONAL CORPORATION, a South Carolina corporation ("Fee Owner") and BANKERS LIFE COMPANY, an Iowa corporation ("Mortgagee").

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, State of 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 which was created by that certain ground lease of even date herewith (the "Lease") from Fee Owner (as lessor) to Mortgagor (as lessee).

TOGETHER WITH all right, title and interest of Mortgagor and Fee Owner in any and all buildings and improvements now or hereafter erected on the Land, including, but not limited to, the fixtures, attachments, appliances, equipment, machinery, and other articles attached to such buildings and improvements (the "Improvements"), the Land and the Improvements are being together called the "Property."

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