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DEPT. OF REVENUE  
S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE  
AND SECURITY AGREEMENT

TO ALL WHOM THESE PRESENTS MAY CONCERN: REDMAN DEVELOPMENT CORPORATION, a Kansas corporation, the owner and holder of the fee simple estate and properties described herein-after called "Mortgagor", SENDS GREETINGS:

WHEREAS, the said Mortgagor is justly indebted to WELLS FARGO REALTY ADVISORS, a California corporation, herein-after called "Mortgagee", in and by Mortgagor's certain Promissory Note in writing, of even date herewith in the full and just sum of FOUR HUNDRED TWENTY FIVE THOUSAND AND NO/100THS DOLLARS (\$425,000.00) payable as in said note provided, which said note is by this reference made a part of this mortgage.

NOW, KNOW ALL MEN, that the said Mortgagor for and in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof with the interest thereon to the said Mortgagee according to the terms of said note and also for and in consideration of the sum of Three Dollars in hand paid by the said Mortgagee to the Mortgagor, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the Mortgagee and to its successors, legal representatives and assigns forever, all of the following described land, buildings, improvements, fixtures, furniture and appliances and other personal property (hereinafter sometimes collectively called the "premises"), to wit:

(a) The real property legally described on Exhibit "A" attached hereto and made a part hereof by this reference.

(b) All gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, ovens, elevators, and motors, bathtubs, sinks, water closets, basins, pipes, faucets, and other air-conditioning, plumbing, and heating fixtures, mirrors, mantles, refrigerating plant, refrigerators, iceboxes, dishwashers, carpeting, furniture, laundry equipment, cooking apparatus and appurtenances, and all building material and equipment now or hereafter delivered to the premises and intended to be installed therein; such other goods, equipment, chattels