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IN WITNESS WHEREOF, the undersigned Mortgagor and Mortgagee have caused these presents to be executed and attested by their officers duly authorized thereunto, and their corporate seals affixed hereto, as of the day and year first above written.

MR. ZIP, INC.

(Corporate Seal)

WITNESSES:

NCNB NATIONAL BANK OF NORTH CAROLINA, as agent for itself and Security Pacific

ATTEST;

Assistant Secreta (Corporate Seal)

National Bank

Senior Vice President

(CONTINUED ON MEXT PAGE)