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MORTGAGE AND SECURITY AGREEMENT

STATE OF GEORGIA
COUNTY OF FULTON

THIS MORTGAGE AND SECURITY AGREEMENTS (hereinafter referred to as this "Mortgage") is made this 30th day of August, 2006, by **DAVID D. HOUSE ENTERPRISES, INC.**, an Alabama corporation, ("Mortgagor"), with a mailing address at 1674 Hillyer Robinson Parkway South, Oxford, Alabama 36203, to **DAVID ZADEH and SANJAY PATEL**, (hereinafter collectively referred to as "Mortgagee");

WHEREAS, Mortgagor is indebted to Mortgagee for money loaned in the principal amount of THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00) as evidenced by that certain Promissory Note made by Mortgagor, in favor of Mortgagee dated of even date herewith in the principal amount of Three Hundred Thousand and No/100ths Dollars (\$300,000.00) ("Promissory Note"); and

WHEREAS, Mortgagor is desirous of securing the prompt payment of the indebtedness evidenced by said Promissory Note, including, without limitation, the principal and the installments of interest therein provided for.

W I T N E S S E T H :

That for Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, and to secure the payment of the aggregate sum of money named in the Promissory Note of even date herewith, hereinafter mentioned, together with interest thereon and all renewals, amendments, modifications and extensions, if any, thereof, and all other sums of money secured hereby as hereinafter provided, the Mortgagor does hereby mortgage, bargain, grant, convey and assign unto the Mortgagee the following described real estate of which Mortgagor is now seized and possessed, and in actual possession, which real estate is more particularly described in

