

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
Alexander Ricks PLLC 1420 E. 7 th Street, Suite 100 Charlotte, NC 28204

LANCASTER COUNTY, SC
 2024008904 UCC - LAND
 RECORDING FEES \$25.00
 STATE TAX \$0.00
 COUNTY TAX \$0.00
 PRESENTED & RECORDED
 07-26-2024 03:15:29 PM
 BRITTANY GRANT
 REGISTER OF DEEDS
 LANCASTER, COUNTY SC
 By: CANDICE PHILLIPS
 BK:MORT 5169 PG:282-286

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME					
521 PROFESSIONAL SERVICES LLC					
OR	1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
6013 Tea Olive Road		Waxhaw	NC	28173	USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME					
OR	2b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME					
AMERIS BANK					
OR	3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
301 North Main Street, Suite 300		Greenville	SC	29601	USA

4. COLLATERAL: This financing statement covers the following collateral:

See Exhibit A attached hereto and incorporated herein by reference.

5. Check only if applicable and check only one box: Collateral is held in a Trust (see UCC1Ad, item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:
Office of the Register of Deeds for Lancaster County

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

9a.	ORGANIZATION'S NAME	521 PROFESSIONAL SERVICES LLC		
OR				
9b.	INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME			
	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX		

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a.	ORGANIZATION'S NAME				
OR					
10b.	INDIVIDUAL'S SURNAME				
	INDIVIDUAL'S FIRST PERSONAL NAME				
	INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX			
10c.	MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

11. ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a.	ORGANIZATION'S NAME				
OR					
11b.	INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
11c.	MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:
 covers timber to be cut covers as-extracted collateral is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:
See Exhibit B attached hereto and incorporated herein by reference.

17. MISCELLANEOUS:

03775-001/00527866

FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 04/20/11)

EXHIBIT A
TO UCC-1 FINANCING STATEMENT
BETWEEN
521 PROFESSIONAL SERVICES LLC, AS DEBTOR
AND
AMERIS BANK, AS SECURED PARTY

All buildings, structures, improvements, fixtures, fittings, building materials, machinery, furniture, furnishings, appliances, materials, equipment, accounts, contract rights, general intangibles, inventory, leasehold interests, and all other tangible and intangible personal property of every kind and description whether now owned or hereafter acquired, which were, are, or hereafter are owned or hereafter acquired, which were, are, or hereafter are located on or associated with the operation and use of the real estate described in **Exhibit B** (the “**Real Estate**”) (collectively, the “**Property**”), wherever located, and all accessories, alterations, additions, accessions, products and proceeds, including, but not limited to:

(A) Any and all buildings and improvements now or hereafter erected on, under or over the Real Estate (the “**Improvements**”);

(B) Any and all fixtures, machinery, equipment and other articles of real, personal or mixed property, belonging to Debtor, at any time now or hereafter installed in, attached to or situated in or upon the Real Estate, or the buildings and other Improvements now or hereafter erected thereon, or used or intended to be used in connection with the Real Estate, or in the operation of any of the Improvements or any business situated thereon, whether or not such real, personal or mixed property is or shall be affixed thereto, and all replacements, substitutions and proceeds of the foregoing, including: (i) all appliances, furniture and furnishings; all articles of interior decoration, floor, wall and window coverings; (ii) all office, restaurant, bar, kitchen and laundry fixtures, utensils, appliances and equipment; (iii) all supplies, tools and accessories; all storm and screen windows, shutters, doors, decorations, awnings, shades, blinds, signs, trees, shrubbery and other plantings; (iv) all building service fixtures, machinery and equipment of any kind whatsoever; (v) all lighting, heating, ventilating, air conditioning, refrigerating, sprinkling, plumbing, security, irrigating, cleaning, incinerating, waste disposal, communications, alarm, fire prevention and extinguishing systems, fixtures, apparatus, machinery and equipment; (vi) all elevators, escalators, lifts, cranes, hoists and platforms; (vii) all pipes, conduits, pumps, boilers, tanks, motors, engines, furnaces and compressors; (viii) all dynamos, transformers and generators; (ix) all building materials, building machinery and building equipment delivered on site to the Real Estate during the course of, or in connection with any construction, repair, renovation or restoration of the buildings and improvements; (x) all parts, fittings, accessories, accessions, substitutions and replacements therefor and thereof; and (xi) all files, books, ledgers, reports and records relating to any of the foregoing (collectively, the “**Service Equipment**”);

(C) Any and all leases, subleases, tenancies, licenses, occupancy agreements or agreements to lease all or any portion of the Real Estate, Improvements, Service Equipment or all or any other portion of the Property and all extensions, renewals, amendments, modifications and replacements thereof, and any options, rights of first refusal or guarantees relating thereto (collectively, the “**Leases**”); all rents, income, receipts, revenues, security deposits, escrow accounts, reserves, issues, profits, awards and payments of any kind payable under the Leases or otherwise arising from the Real Estate, Improvements, Service Equipment or all or any other portion of the Property including minimum rents, additional rents, percentage rents, garage rents, parking fees and charges, maintenance fees and charges and deficiency rents (collectively, the “**Rents**”);

(D) Any and all rights of Debtor to the present or future payment of money, if the amounts to be paid relate to the use, maintenance, repair or operation of the Real Estate or to any construction on, or leasing at, or sale of the Real Estate, and all of Debtor’s rights to any such amounts held by or deposited with banks, savings and loan institutions, brokerage firms or other financial institutions, title insurance companies or agencies, or courts; including, to the extent that they relate to the use or operation of the Real Estate or to any construction on the Real Estate, the following items: all books of account, including property management accounts (whether held in the name of Debtor or of a property manager), accounts receivable, reserves, deferred payments, escrow funds, disputed

Rents, refunds (including tax, insurance and utility rebates, credits and refunds), earnest money or sales contract deposits, chattel paper, securities entitlements, instruments, documents, notes, drafts and letters of credit (other than letters of credit in favor of Secured Party) (collectively, the “**Assigned Accounts**”);

(E) Any and all of Debtor’s rights (whether presently existing or arising in the future) under all contracts, claims, permits, approvals and licenses, and all other general intangibles, that relate to the Real Estate and may benefit its owner, including claims against third parties for damages to the Property, franchises, construction, roof and equipment guarantees and warranties, building licenses and permits, development permits, licenses and applications (whether or not yet approved or issued) management contracts, service contracts, franchise agreements, utility agreements and deposits, building service contracts, maintenance contracts, construction contracts, architects agreements, leases of Service Equipment or other personal property, and all of Debtor’s right, title and interest (whether presently existing or arising in the future) in and to unearned insurance premiums, any greater estate in the Real Property, trade names, property management files, trademarks, trade styles, service marks, copyrights, accounting books and records, site plans, maps, surveys, blueprints, and construction drawings, plans and specifications, and the work product of architects, environmental consultants, property tax consultants, engineers and any other third party contractors whose services benefit the Real Estate (collectively, the “**Assigned Rights**”).

(F) Any and all estates, rights, tenements, hereditaments, privileges, easements, reversions, remainders and appurtenances of any kind benefiting or appurtenant to the Real Estate, Improvements or all or any other portion of the Property; all means of access to and from the Real Estate, Improvements or all or any other portion of the Property, whether public or private; all streets, alleys, passages, ways, water courses, water, air and mineral rights relating to the Real Estate, Improvements or all or any other portion of the Property; all rights of Debtor as declarant or a lot owner under any declaration or association applicable to the Real Estate, Improvements or all or any other portion of the Property including all development rights and special declarant rights; and all other claims or demands of Debtor, either at law or in equity, in possession or expectancy of, in, or to the Real Estate, Improvements or all or any other portion of the Property (collectively, the “**Appurtenances**”); and

(G) Any and all “proceeds” of any of the above-described Real Estate, Improvements, Service Equipment, Leases, Rents, Assigned Accounts, Assigned Rights and Appurtenances, which term “proceeds” shall have the meaning given to it in the Uniform Commercial Code, as amended (the “**Code**”), of the State in which the Property is located and shall additionally include whatever is received upon the use, lease, sale, exchange, transfer, collection or other utilization or any disposition or conversion of any of the Real Estate, Improvements, Service Equipment, Leases, Rents, Assigned Accounts, Assigned Rights or Appurtenances, voluntary or involuntary, whether cash or non-cash, including Insurance Proceeds (defined herein) and Condemnation Proceeds (defined herein), rental or lease payments, accounts, chattel paper, instruments, documents, contract rights, general intangibles, equipment and inventory, (collectively, the “**Proceeds**”). Condemnation Proceeds include all money or other property that has been, or is in the future, awarded or agreed to be paid or given in connection with any taking by eminent domain of all or any part of the Real Estate (including a taking through the vacation of any street dedication or through a change of grade of such a street), either permanent or temporary, or in connection with any purchase in lieu of such a taking, or as part of any related settlement. Insurance Proceeds include all Proceeds of all insurance now or hereafter carried by or payable to Debtor with respect to the Property, or the interruption of rents or income derived from the Property, all unearned insurance premiums and all related claims or demands.

EXHIBIT B

TO UCC-1 FINANCING STATEMENT

BETWEEN

521 PROFESSIONAL SERVICES LLC, AS DEBTOR

AND

AMERIS BANK, AS SECURED PARTY

DESCRIPTION OF REAL ESTATE

Lying and being situate in Lancaster County, South Carolina, and being more particularly described as follows:

All that certain piece parcel or lot of land with the improvements thereon, situate, lying and being in the County of Lancaster, State of South Carolina, being more particularly shown and designated as Lot 1, containing approximately 2.898 acres on a plat entitled "Lot Line Adjustment Plat, Land of 521 Land Partners, LLC 8458 Charlotte Highway" by The ISAACS Group dated August 11, 2022, and recorded in the Office of the Register of Deeds for Lancaster County in Plat Book 2022 at Page 385. Reference is made to said plat for a more complete and accurate description.

Derivation: Being the same property conveyed to 521 Professional Services LLC by Deed from 521 Land Partners, LLC dated October 13, 2022, and recorded October 18, 2022, in Book 1598, Page 211 of the Lancaster County Public Records.