

1338 - 912

# MORTGAGE

(Direct)

This mortgage made and entered into this 7 day of April 19 75 , by and between Han J. Kim

(hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina :

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, known and designated as Lot # 103 on a plat of a subdivision known as "Kingsgate", which plat is of record in the R.M.C. Office for Greenville County in Plat Book WWW, at pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Wimborne Drive, joint front corner of Lots 104 and 103 and running thence with said Drive, N. 65-57 E. 129.9 feet; thence S. 65-19 E. 33 feet to a point on Lamborne Way; thence with said Way, S. 16-35 E. 140 feet to a point joint line of Lots 107 and 103; thence S. 67-38 West, 133.8 feet; thence with the common line of Lots 104 and 103 N. 23-57 W. 160 feet to a point on the southern side of Wimborne Drive, the point of beginning.



Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated in the principal sum of \$25,000.00, signed by Han J. Kim in behalf of Unikim Trading Company, Inc.

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