

GREENVILLE CO. S. C.
FILED
JAN 14 4 42 PM '80
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1493 PAGE 175

THIS MORTGAGE is made this 14th day of January 19. 80, between the Mortgagor, Sungyul Kim and Bocksoon Kim (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand Eight Hundred Ninety-Four and 04/100 (\$32,894.04) Dollars, which indebtedness is evidenced by Borrower's note dated January 14, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2000.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northwestern side of Tussock Road and being known and designated as Lot No. 229 on a plat of Del Norte Estate Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Pages 12 and 13, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Tussock Road at the joint front corner of Lots 229 and 230 and running thence with the common line of said lots N. 46-30 W. 130 feet to an iron pin at the joint rear corner of said Lots; thence N. 43-30 E. 95 feet to an iron pin at the joint rear corner of Lots 228 and 229; thence with the common line of said Lots S. 46-30 E. 130 feet to an iron pin on Tussock Road; thence with said Road S. 43-30 W. 95 feet to the point of beginning.

This being the same property conveyed by the South Carolina National Bank to the mortgagors and recorded in the RMC Office for Greenville County in deed book 1118, page 871 on January 14, 1980.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
JAN 13 1980

which has the address of 7 Tussock Road, Greenville, South Carolina 29607 (Street) (City)
(herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

175

4328 RV-2

0010 0014 00 1393 4.0001