

RETURN TO:
REPUBLIC COMMERCIAL TITLE AGENCY, LLC
6111 PEACHTREE DUNWOODY ROAD, N.E.
BUILDING D
ATLANTA, GA 30328

RCTC 120272

20120620000217700 1/4 \$1212.00
Shelby Cnty Judge of Probate, AL
06/20/2012 12:28:30 PM FILED/CERT

WHEN RECORDED MAIL TO:

Wilshire State Bank
Attn.: Note Department
3200 Wilshire Blvd.
Los Angeles, CA 90010

SEND TAX NOTICES TO:

GREENWOOD CLEANERS, INC.
1715 28TH AVENUE SOUTH
HOMWOOD, AL 35209

original principal balance
279,398.54
SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 14, 2012, is made and executed between **GREENWOOD CLEANERS, INC.** (referred to below as "Grantor") and **Wilshire State Bank**, whose address is 3200 Wilshire Boulevard, Los Angeles, CA 90010 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 16, 2008 (the "Mortgage") which has been recorded in SHELBY County, State of Alabama, as follows:

MORTGAGE DATED JANUARY 16, 2008 AND RECORDED FEBRUARY 8, 2008, AS INSTRUMENT NO. 20080208000052790, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in SHELBY County, State of Alabama:

See the exhibit or other description document which is attached to this Modification and made a part of this Modification as if fully set forth herein.

~~The Real Property or its address is commonly known as 1615 KENT DAIRY ROAD, ALABASTER, AL 35007.~~

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

THE MATURITY DATE OF THE NOTE IS BEING EXTENDED TO JANUARY 22, 2033.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 14, 2012.

THIS MODIFICATION IS GIVEN UNDER SEAL AND IT IS INTENDED THAT THIS MODIFICATION IS AND SHALL CONSTITUTE AND HAVE THE EFFECT OF A SEALED INSTRUMENT ACCORDING TO LAW.

GRANTOR:

GREENWOOD CLEANERS, INC.

BY: *Jae H. Choi* (Seal)
JAE HYOUK CHOI, President & Secretary of
GREENWOOD CLEANERS, INC.

LENDER:

WILSHIRE STATE BANK

x *[Signature]* (Seal)
Authorized Signer

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 1219459

Page 2

This Modification of Mortgage prepared by:

Name:
Address:
City, State, ZIP:



20120620000217700 2/4 \$1212.00
Shelby Cnty Judge of Probate, AL
06/20/2012 12:28:30 PM FILED/CERT

CORPORATE ACKNOWLEDGMENT

STATE OF Alabama)
) SS
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that **JAE HYOUK CHOI, President & Secretary of GREENWOOD CLEANERS, INC.**, a corporation, is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of said Modification of Mortgage, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 21st day of May, 2012.

Jimmy W. Williams
Notary Public

My commission expires May 21, 2016

LENDER ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that _____ whose name as _____ of **Wilshire State Bank** is signed to the foregoing Modification and who is known to me, acknowledged before me on this day that, being informed of the contents of the Modification of Mortgage, he or she, in his or her capacity as such _____ of **Wilshire State Bank**, executed the same voluntarily on the day same bears date.

Given under my hand and official seal this _____ day of _____, 20____.

Notary Public

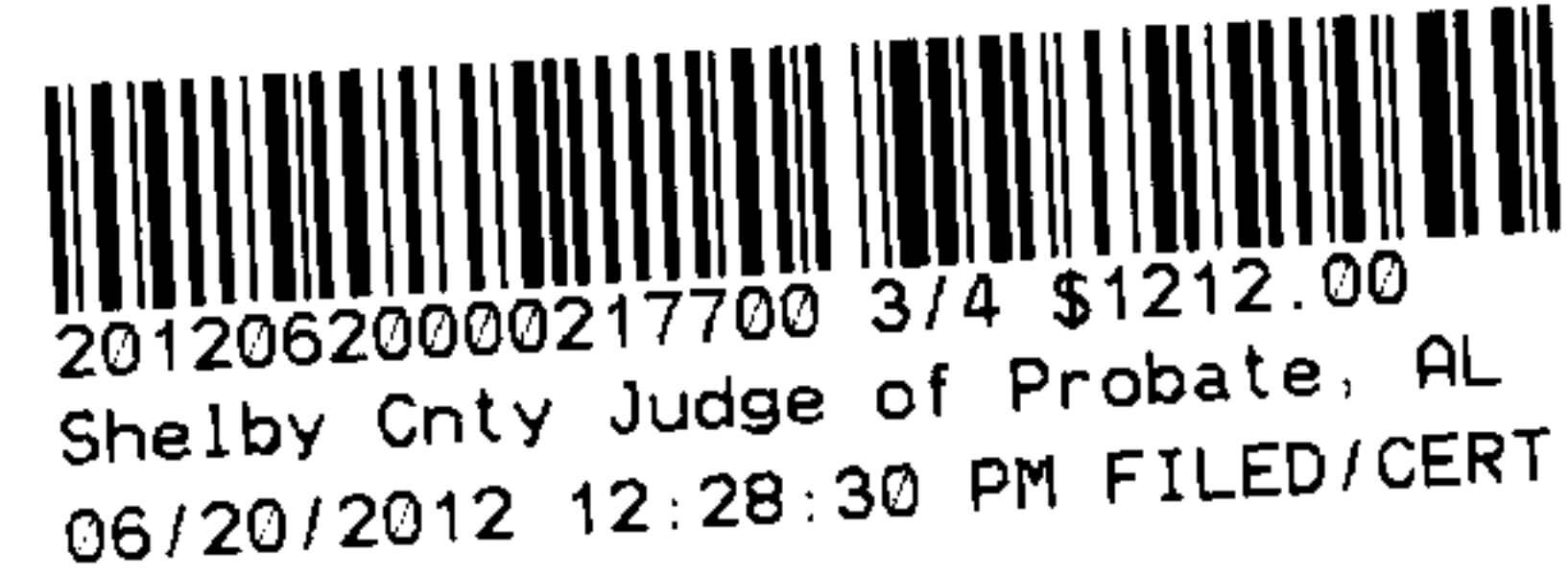
My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

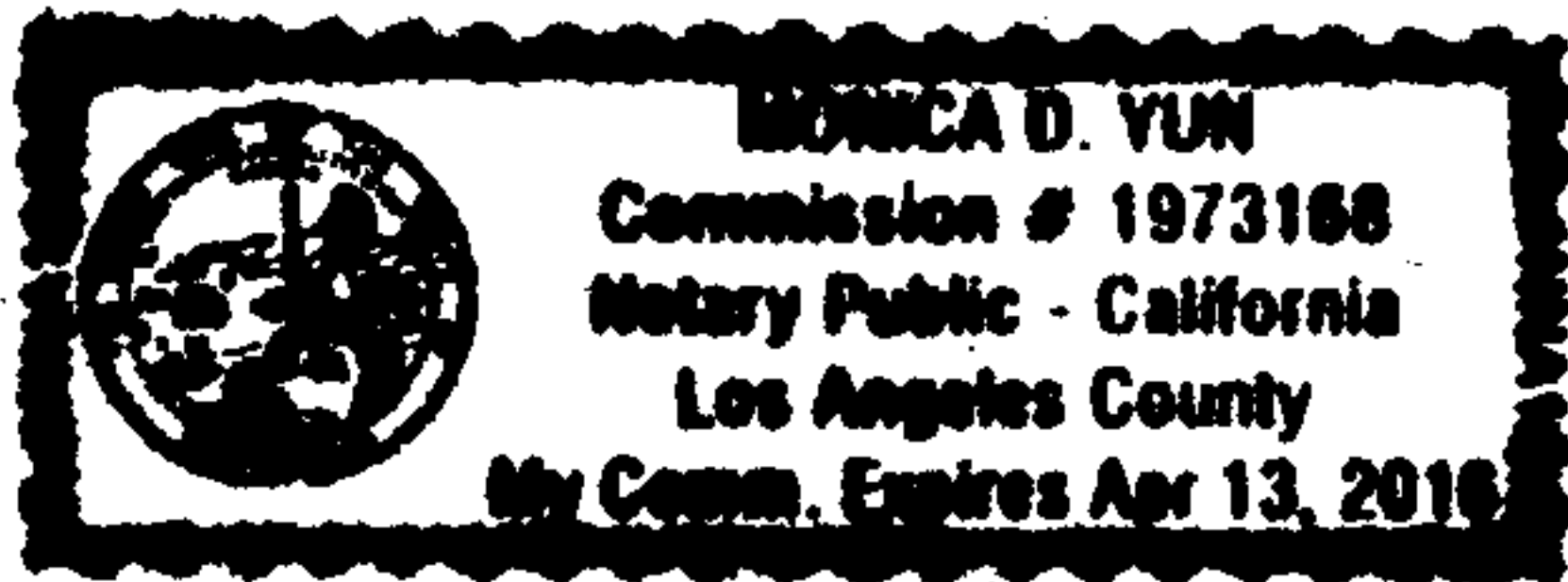
County of Los Angeles



On 5/22/12 before me, Monica D. Yun, Notary Public

personally appeared Miyoung Lee

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Modification of Mortgage

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____



20080208000052790 9/9 \$897.50
Shelby Cnty Judge of Probate, AL
02/08/2008 10:34:06AM FILED/CERT

“Exhibit A”

Agent's File No.: 08-0012

Beginning at the southwest corner of Lot 13, of Park Place as recorded in Map Book 15, Page 47, in the Office of The Judge of Probate of Shelby County, Alabama and run thence southerly along the east line of warrior Drive a distance of 160.99' to a point on the North margin of Shelby County Highway No. # 26 (AKA Kent Dairy Road); Thence turn 89 degrees 28 minutes 58 seconds left and run easterly along said margin of said Highway No. # 26 a distance of 159.47' to a point; Thence turn 92 degrees 33 minutes 33 seconds left and run Northerly a distance of 155.74' to a point; Thence turn 90 degrees 24 minutes 25 seconds left and run westerly a distance of 46.07' to a point; Thence turn 92 degrees 28 minutes 54 seconds right and run Northerly a distance of 7.76' to point marking the Southeast corner of same said Lot 13 of same said Park Place subdivision; Thence turn 89 degrees 30 minutes 02 seconds left and run westerly a distance of 108.00' to the point of beginning, containing 24,905 square feet. Property is subject to any and all agreements, easements, rights of way, additions or subtractions, restrictions and or limitations of probated record, applicable law or regulation.



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