

7. Prior Liens. Default under the terms of any instrument secured by a lien to which this Mortgage is subordinate shall constitute default hereunder.

8. Acceleration: Remedies. Upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Lender prior to acceleration shall mail notice to Borrower specifying: (1) the breach; (2) the action required to cure such breach; (3) a date by which such breach must be cured; and (4) that failure to cure such breach on or before the date specified in the notice may result in acceleration of sums secured by this Mortgage, foreclosure by judicial proceeding and sale of the Property. If the breach is not cured on or before the date specified in the notice, Lender at Lender's option may declare all of the sums secured by this Mortgage to be immediately due and payable without further demand and may foreclose this Mortgage by judicial proceeding. Lender shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports, all of which shall be additional sums secured by this Mortgage.

9. Appointment of Receiver. Upon acceleration under paragraph 8 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the management of the Property and collection of rents, including, but not limited to receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

In witness whereof the said Mortgagor have hereunto set their hands and seals on the date first written above.

Signed, Sealed and Delivered
In the Presence of:

Larry Woodard
Kelly M. Hart

Charles F. Ayers (SEAL)
Mary Ann J. Ayers (SEAL)

State of South Carolina

Summerville County

PROBATE

Personally appeared before me the undersigned witness and made oath that Charles F. Ayers, Mary Ann J. Ayers sign, seal and deliver the within Mortgage and that Kelly M. Hart he with the other witness named above witnessed the execution thereof.

Sworn to before me this 25 day
of Aug, 19 82
Larry Woodard
Notary Public for South Carolina
My commission expires: 8-23-89

Kelly M. Hart
(Witness)

(SEAL)

State of South Carolina

Summerville County

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that the undersigned wife of the Mortgagor did this day appear before me and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the Lender its successors and assigns, all her interest and estate and also her right and claim of dower in or to all and singular the Property.

Sworn to before me this 25 day
of Aug, 19 82
Larry Woodard
Notary Public for South Carolina
My commission expires: 8-23-89

Mary Ann J. Ayers
(Wife of Mortgagor)

(SEAL)

RECORDED 'AUG 26 1982

at 2:47 P.M.

4895

SATISFACTION OF MORTGAGE
The undersigned being the owner and holder of the within Mortgage, acknowledges that the debt which was secured thereby has been paid in full and the lien of the Mortgage is satisfied and cancelled.

Date: _____
Witness: _____

By _____
Its _____

\$16,634.73
Lot 11, Deerwood

Register Mesne Conveyance
Greenville County, S.C.

Filed this 28th day of Aug., A.D. 19 82
at 2:47 o'clock, P.M.
and recorded Vol. 1578 Page 771
Fee, \$ _____

MORTGAGE
Charles F. Ayers
Mary Ann J. Ayers
303 Bx 435 Deerwood Cr.
Summerville SC 29681
TO
First American Corp
P.O. Box 602
Summerville SC 29686

County of Summerville X 157857
State of South Carolina
Made per Sec. 5
AUG 26 1982

2-AV 8234