

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:

Kelly McWalt
Karen Sue Foreman

Richard Steven Spencer (SEAL)
X (SEAL)

State of South Carolina

Greenville County

PROBATE

Personally appeared before me the undersigned witness and made oath that She saw the within-named Richard Steven Spencer sign, seal and deliver the within Mortgage and that She with the other witness named above witnessed the execution thereof.

Sworn to before me this 19 day
of September, 1983
Kelly McWalt
Notary Public for South Carolina
My commission expires 9-18-90

Karen Sue Foreman
(Witness)

(SEAL)

State of South Carolina

Greenville 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 19 day
of Sept, 1983
Kelly McWalt
Notary Public for South Carolina
My commission expires 9-18-90

Dottie B. Spencer
(Wife of Mortgagor)

(SEAL)

RECORDED SEP 21 1983 at 9:41 A.M.

9182

Date: _____
Witnesses: _____
By _____
His _____
\$15,280.21
Lot 150 Winding Way
Reperfree, Sec. 2

Register Mesne Conveyance
Greenville County, S.C.

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.

Filed this 21st day of
September, A.D. 1983
at 9:41 o'clock, A. M.
and recorded Vol. 1626 Page 679
Fee, \$ _____

FinanceAmerica Corporation
P. O. Box 6020
Greenville, SC 29606

TO
Richard Steven Spencer
1302 Winding Way
Taylor, SC 29687

MORTGAGE

County of Greenville
State of South Carolina
SEP 21 1983
9182

20890