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:

_Karen Sue Foreman_

_Angela Lynn Wilkerson_

_Gene A. Miller_ _____ (SEAL)

_Margaret Miller_ _____ (SEAL)

State of South Carolina

_Greenville_ _____ County

**PROBATE**

Personally appeared before me the undersigned witness and made oath that S he saw the within-named _Gene A Miller & Margaret Miller_ _____ sign, seal and deliver the within Mortgage and that S he with the other witness named above witnessed the execution thereof.

Sworn to before me this _2nd_ day of _July_ 19 _84_

_Kelly McHart_
Notary Public for South Carolina
My commission expires: 9-18-90

(SEAL)

_Angela Lynn Wilkerson_
(Witness)

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 _2nd_ day of _July_ 19 _84_

_Kelly McHart_
Notary Public for South Carolina
My commission expires: 9-18-90

(SEAL)

_Margaret Miller_
(Wife of Mortgagor)

RECORDED JUL 3 1984 at 10:56 A/M

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