800x1627 PAGE 204

7. WAIVER. The Mortgagor waives and relinquishes all rights of exemption and homestead.

8. PRIOR LIENS. Default under the terms of any instrument secured by a lien to which this Mortgage is subordinate shall constitute default hereunder.

9. ACCELERATION: REMEDIES. Upon Mortgagor's breach of any covenant or agreement of Mortgagor in this Mortgage. including the covenants to pay when due any sums secured by this Mortgage, Mortgagee prior to acceleraton shall mail notice to Mortgagor of the Right to Cure. If the breach is not cured on or before the date specified in the notice, Mortgagee at Mortgagee'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. Mortgagee 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.

10. APPOINTMENT OF RECEIVER. Upon acceleration under paragraph 9 hereof or abandonment of the Property. Mortgagee shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect all rents of the Property, including those past due. All rents collected by the receiver shall be applied first to payment of the costs 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 Mortgagors have hereunto set their hands and seals on the date first written above;

Signed, Sealed and Delivered In the Presence of:	
B.R. S. Destberg Parel C. Mestberg Hazel C. Mestberg	_ (SEAL)
Xonay (. Dec (.)	
State of South Carolina	
Personally appeared before me the undersigned witness and made oath that he saw the within named Victor H. Hazel C. Nest blight Seal and deliver the within Mortgage and that he with the other witness named above witnessed the execution of	Nostburg + ion thereof day 19_83
State of South Casolina County RENUNCIATION OF DOWER 1. the undersigned Notary Public, do hereby certify that the undersigned wife of the Mortgagor did this day appear before me being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread of person or persons whomsoever, renounce, release and forever relinquish unto the Mortgagee, its successors and assigns, all her estate and also her right and claim of dower in or to all and singular the Property. Sworn to before me this Notary Public for South Carolina My commission expires: August 5, 1993 RECORDED SEP 23 1983 at 3:22 P.M. RECORDED SEP 23 1983 at 3:22 P.M.	se and upon or fear of any interest and SEP 3 1983

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