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7. Prior Liens. Default under the terms of any instrument secured by a lien to which this Moitgage 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, I ender 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'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. I ender 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:  KCC A South Carolina  Karen Sue Forence  State of South Carolina  Greenville County  PROBATE  Personally appeared before me the undersigned witness and made oath that She saw the within-named Decan R. Cooley  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 274 day  of 1944  Notary Public for South Carolina  My commission expires: 9-/8-90  (SEAL)	Karen Sue Joreman (Witness)
1. the undersigned Notary Public, do hereby certify that the undersigned wife of and separately examined by me, did declare that she does freely, voluntarily and withe renounce, release and forever relinquish unto the Lender its successors and assigns, al	art any commission, diread of feat of any tector of persons who assesses,
Sworn to before me this day  of 19  Notary Public for South Carolina My commission expires:  (SEAL)	Wife of Mortgagor)
RECORDER MAY 2 1984 at 11:10  RECORDER MAY 2 1984 at 11:10  The under acknowled and the lie  Date:  Witnesses:	34277
Filed this	State of South Carolina MAY 2 1084  County of Greenville  MORTGAGE  MORTGAGE  THE GOOLES  CAREA, TONCE 2765  F. D. B 2x 6020  F. REENVILLE, SC 27606