

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.
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:

Handwritten signatures of Karen Sue Foreman and another person.

Handwritten signatures of William L. Batson and Teresa S. Batson, each followed by (SEAL).

State of South Carolina
Greenville County

PROBATE

Personally appeared before me the undersigned witness and made oath that he saw the within-named William L. and Teresa S. Batson sign, seal and deliver the within Mortgage and that he with the other witness named above witnessed the execution thereof.

Sworn to before me this 5 day of April 1982. Kelly M. Hart, Notary Public for South Carolina, My commission expires: 9-18-90.

Handwritten signature of Karen Sue Foreman (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 31 day of March 1982. Notary Public for South Carolina, My commission expires: 8-23-89.

Handwritten signature of Teresa S. Batson (Wife of Mortgagor).

RECORDED APR 5 1982

at 3:10 P.M.

22289

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:
\$29,347.58
Pt. Lot 7 STARSDALE MANOR STARSDALE Cir.

Register Meane Conveyance, Greenville County, S.C.

Filed this 5th day of Apr. A.D. 1982 at 3:10 o'clock P.M. and recorded Vol. 1567 Page 294 Rec. S

County of Greenville
MORTGAGE
William L. Batson and Teresa S. Batson
13 Starsdell Circle Greenville, SC 29609
TO FinanceAmerica Corporation P. O. Box 6020 Greenville, South Carolina 29606

APR 5 1982 X 22289X State of South Carolina

Vertical stamp on the right edge of the page.

Vertical stamp at the bottom right edge of the page.