

7. **Priority.** This mortgage shall have priority over all other mortgages, liens and claims of any kind against the Property, except those specifically stated in this Mortgage.

8. **Acceleration Remedies.** Upon Borrower's breach of any covenant, condition or term of this Mortgage, Lender may, at its option, declare this Mortgage due and payable immediately and take any action permitted by law to enforce the obligations of this Mortgage. Lender may, at its option, declare this Mortgage due and payable immediately and take any action permitted by law to enforce the obligations of this Mortgage. Lender may, at its option, declare this Mortgage due and payable immediately and take any action permitted by law to enforce the obligations of this Mortgage. Lender may, at its option, declare this Mortgage due and payable immediately and take any action permitted by law to enforce the obligations of this Mortgage.

9. **Appointment of Receiver.** Upon acceleration under paragraph 8 hereof or abandonment of the Property, Lender may 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 Mortgages have hereunto set their hands and seals on the date first written above.

Signed, Sealed and Delivered
In Presence of
Larry McDonald
Terry D. Carnes

Terry D. Carnes (SEAL)
Brenda B. Carnes (SEAL)

State of South Carolina
GREENVILLE County

PROBATE

Personally appeared before me the undersigned witness and made oath that she saw the within-named **Terry D. Carnes & Brenda**

B. Carnes sign, seal and deliver the within Mortgage and that she with the other witness named above witnessed the execution thereof.

Notary to before me this 12th day
August 1983
Fred N. McDonald
Notary Public for South Carolina
My commission expires 10/29/90

Larry McDonald
(SEAL)

State of South Carolina
Greenville County

REINSTATEMENT OF BOWER

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 whatsoever, 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.

Notary to before me this 12th day
August 1983
Fred N. McDonald
Notary Public for South Carolina
My commission expires 10/29/90

Brenda B. Carnes
(Wife of Mortgagor)

Recorded August 19, 1983 at 10:38 A.M.

5917

Date _____
Witness _____
\$18,992.23
.43 Acres South Welcome Rd.

SAISFICATION OF MORTGAGE
GREENVILLE
Register Meene Conveyance
County, NC

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 term of the Mortgage is satisfied and cancelled.

Filed this 19 day of _____
August _____ 1983
at 10:38 o'clock
and recorded Vol 1621 Page 874
Fee \$ _____

ADD TO #11
A M

Finance America Corporation

Terry D. Carnes
Brenda H. Carnes

MORTGAGE

County of Greenville

AUG 19 1983
Fred N. McDonald
State of South Carolina

5280

5280