

10. The principal amount owing on this Note, together with interest thereon, and all other charges, as therein provided, and all other amounts of money owing by the Mortgagor to the Mortgagee pursuant to and secured by this Mortgage shall immediately become due and payable, without notice or demand upon the appointment of a receiver or liquidator, whether voluntary or involuntary, for the Mortgagor or any of the property of the Mortgagor, or upon the filing of a petition by or against the Mortgagor under the provisions of any State Insolvency Law, or under the provisions of the Bankruptcy Act of 1898, as amended, or upon the making by the Mortgagor of an Assignment for the benefit of the Mortgagor's creditors. The Mortgagee is authorized to declare, at its option, all or any part of such indebtedness immediately due and payable upon the happening of any of the following events: The sale or other transfer of any kind or nature of the mortgaged property, or any part thereof, without the prior written consent of the Mortgagee.

James H. St. Clair
James H. St. Clair
Fred U. Beam
Fred U. Beam

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

RENUNCIATION OF DOWER

I, *Luther N. Wolfe JR* a Notary Public in and for South Carolina, do hereby certify unto all whom it may concern that Mrs. *DARLENE BEAM*, the wife of the within-named Fred U. Beam, 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 within-named Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, its successors or assigns, all her interest and estate, and also all her right, title, and claim of dower of, in or to all and singular the premises within mentioned and released.

Darlene C. Beam
Darlene C. Beam

Given under my hand and seal this 2nd day of September 1983.

Luther N. Wolfe
NOTARY PUBLIC FOR SOUTH CAROLINA

Luther N. Wolfe, P.E. - 8-82

Filed for record in the Office of
the R. M. C. for Greenville
County, S. C. at 12:00 clock
P. M. Sept. 7, 1983
and recorded in Real - Estate
Mortgage Book 1624
at page 488
R.M.C. for G. Co., S. C.

RECORDED SEP 7 1983
at 12:00 P.M.

\$ 28,500.00
Lot 47 Oakview Sec. V-A

7925

X 7925 X

SEP 7 1983

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