B 6 2 0



7. **Prior Liens.** Default under the terms of any instrument secured by a lien to which this Mortgage is subordinate or default under any agreement of Borrower in the Mortgage constituting a default hereunder or any agreement of Borrower in any Mortgage secured by any lien to which this Mortgage is subordinate shall be a breach of this Mortgage. Lender prior to acceleration shall give notice to Borrower specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than five days from the date the notice is mailed to Borrower, 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 the 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 at 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. Lender 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.

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 give notice as provided in paragraph 7 hereof specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than five days from the date the notice is mailed to Borrower, 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 the 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 at 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. Lender 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 Property and apply the net proceeds, over and above the cost of the receivership, against 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:

Karen Sue Freeman
Ronald C. Alexander

John W. Jackson (SEAL)
Marie Jackson (SEAL)

State of South Carolina
Greenville County

**PROBATE**

Personally appeared before me the undersigned witness and made oath that he saw the within-named John W. Jackson and Marie Jackson sign, seal and deliver the within Mortgage and that he with the other witness named above witnessed the execution thereof

Marie Jackson
Sworn to before me this 5th day of December 1983
Notary Public for South Carolina
My commission expires August 5, 1992
(SEAL)

Ronald C. Alexander
(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.

Marie Jackson
(Wife of Mortgagor)

Sworn to before me this 5th day of December 1983
Notary Public for South Carolina
My commission expires August 5, 1992
(SEAL)

18912

RECORDED DEC 14 1983 at 10:45 A.M.

Z.M. 3287

Rainey DEC 14 1983.

State of South Carolina 18912

County of Greenville

# MORTGAGE

John W. Jackson
Marie J. Jackson
30 WhiteHorse Rd Ext
Greenville, SC 29605

TO

FinanceAmerica Corporation
PO Box 6020
Greenville, SC 29606

Filed this 14th day of December, A.D. 19 83
at 10:45 o'clock A. M.
and recorded Vol. 1639 Page 795
Fee, $

Register Mesne Conveyance
Greenville County, S.C.

## 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 (SEAL)
Witnesses

By
Its

$16,611.02
Lot 20 White Horse Rd. Ext.