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7. **Prior Liens.** Default under the terms of any instrument secured by a lien to which this Mortgage is subordinate shall constitute a default hereunder.

8. **Acceleration, Remedies.** Upon Borrower's breach of any covenant or agreement of Borrower in this Mortgage, Lender prior to acceleration shall mail notice to Borrower specifying: (1) the breach; (2) a date, not less than ten days from the date specified in the notice, on which such breach must be cured; and (3) 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 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 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 including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of 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.

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 including those past due. All rents collected by the receiver shall be applied first to payment of the costs of 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.

In witness whereof the said Mortgagor have hereunto set their hands and seals on the date first written above

Furman L Kelley (SEAL)
Effie Kelley (SEAL)

Signed, Sealed and Delivered
In the Presence of
Effie Kelley
Karen Sue Foreman

PROBATE

State of South Carolina
Greenville County

Personally appeared before me the undersigned witness and made oath that (s)he saw the within-named Furman L. Kelley sign, seal and deliver the within Mortgage and that (s)he with the other witness named above witnessed the execution thereof.

Karen Sue Foreman
(Witness)

Sworn to before me this 8th day of December 1983
Effie Kelley
Notary Public for South Carolina
My commission expires August 5, 1992
(SEAL)

RENUNCIATION OF DOWER

State of South Carolina
Greenville County

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.

Effie Kelley
(Wife of Mortgagor)

Sworn to before me this 8th day of December 1983
Effie Kelley
Notary Public for South Carolina
My commission expires August 5, 1992
(SEAL)

RECORDED DEC 14 1983 at 10:45 A. M. 18912

Filed
DEC 14 1983
State of South Carolina
18912
County of Greenville

MORTGAGE

Furman L. Kelley
Effie Kelley
217 Gardenia Drive
Greenville, SC 29611

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 797
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 _____

$22,001.37
Lot 91 GArdenia Dr.
Cedar Lane Gardens