

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. 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 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:

Karen Sue Surprenant  
Kelly M. Hart

[Signature] (SEAL)  
[Signature] (SEAL)

State of South Carolina  
Greenville County

PROBATE

Personally appeared before me the undersigned witness and made oath that he saw the within-named Michael G. Surprenant & Ann M. Surprenant 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 7th day  
of November, 1983  
Kelly M. Hart  
Notary Public for South Carolina  
My commission expires: 9-18-90

Karen Sue Surprenant  
(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 7th day  
of November, 1983  
Kelly M. Hart  
Notary Public for South Carolina  
My commission expires: 9-18-90

[Signature]  
(Wife of Mortgagor)

RECORDED NOV 8 1983 at 9:55 A. M.

15075

NOV 8 1983  
State of South Carolina  
County of Greenville

MORTGAGE

Michael G. Surprenant  
Ann M. Surprenant  
101 Chicamauga Lane  
Simpsonville, SC 29681  
TO  
FinanceAmerica Corporation  
PO Box 6020  
Greenville, SC 29606

Filed this 8th day of  
November, A.D. 1983  
at 9:55 o'clock A. M.  
and recorded Vol. 1634 Page 428  
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 \_\_\_\_\_  
\$9,562.09  
Lot 89  
powderhorn, sec. two

3270

2-11-8237