

5.1.3 Use of Mortgaged Property. Hold, lease, operate or otherwise use or permit the use of the Mortgaged Property, or any portion thereof, in such manner, for such time and upon such terms as Mortgagee may deem to be in its best interest (making such repairs, alterations, additions and improvements thereto from time to time as Mortgagee shall deem necessary or desirable) and collect and retain all earnings, rents, profits or other amounts payable in connection therewith.

5.1.4 Sale of Mortgaged Property. Foreclose the Mortgage and sell the Mortgaged Property, in whole or in part

(a) under the judgment or decree of a court of competent jurisdiction, or

(b) at public auction (if permitted by the laws of the State of South Carolina) in such manner, at such time or times and upon such terms as Mortgagee may determine or as provided by law;

Mortgagor hereby waiving all appraisement, valuation, stay, extension and redemption laws now or hereafter in force in the State of South Carolina and any right to have the Mortgaged Property marshalled.

5.1.5 Receiver. Upon, or at any time after, commencement of any legal proceedings hereunder, make application to the Court wherein the same, are pending, as a matter of strict