

6. Compliance with Laws. Mortgagor shall promptly comply with any applicable legal requirements of the State of South Carolina or other governmental entity, agency or instrumentality relating to the use or condition of the premises.

7. Condemnation Award. Any award for the taking of, or damages to, all or any part of the premises or any interest therein upon the lawful exercise of power of eminent domain shall be payable to Mortgagee who may apply the sums so received to the portion of the debt hereby secured last falling due or in such other manner as Mortgagee may desire.

8. Payments by Mortgagee. If Mortgagor shall be in default in the timely payment or performance of any obligation under this Mortgage or the Note hereby secured, Mortgagee at its option may expend for the account of Mortgagor such sums as may be necessary to cure any such default. Further, Mortgagee may, at its option, expend for the account of Mortgagor such sums, expenses and fees as may become necessary or be incurred for the protection of the premises and the maintenance and execution of this trust. Any amounts so expended shall be deemed principal advances secured by this Mortgage, shall bear interest from the time expended at the rate prescribed in the Note hereby secured and shall be due and payable on demand. However, Mortgagee shall not be under any obligation to do any of the foregoing, and its failure to do so shall not be construed as a waiver of any default hereunder.

9. Rents and Profits. Mortgagor hereby assigns to Mortgagee all future rents and profits from the premises as additional security for the payment of the indebtedness hereby secured and full performance of the undertakings of the Mortgagor hereunder. Mortgagee is given a prior and continuing lien thereon, and Mortgagor hereby appoints Mortgagee his attorney to collect such rents and profits with or without suit and apply the same (less expenses of collection) to said indebtedness and the performance of said undertakings in such manner as Mortgagee may desire. However, until default hereunder or under the Note secured hereby, Mortgagor may continue to collect and enjoy such rents and profits without accountability to Mortgagee. This assignment shall be irrevocable and shall be in addition to other remedies herein provided for in event of default and may be put into effect independently of or concurrently with any of said remedies.

10. Mortgagor's Continuing Obligation. The Mortgagor shall remain liable for full payment of the principal and interest on the Note (or any advancement or obligation) secured hereby, notwithstanding any of the following:

- (a) The sale of all or a part of the premises,
- (b) the assumption by another party of the Mortgagor's obligations hereunder,
- (c) the forbearance or extension of time for payment or performance of any obligation hereunder,