

a. To declare all sums due under the Note and the obligations to be immediately due and payable without further notice or protest, presentment or demand, (each of which is hereby expressly waived by Mortgagor) whereupon the same shall become immediately due and payable.

b. To sell the premises in whole or in part, under the judgment or decree of a court of competent jurisdiction.

c. To exercise all of the rights and remedies with regard to the tangible, mixed and/or intangible personal property afforded a secured party under Article 9 of the South Carolina Uniform Commercial Code, as the same may be from time to time amended, including without limitation the right to demand that any such property be assembled under Article 9-503 thereof and the right to sell, lease or otherwise dispose of all or any part thereof for cash or on credit.

d. To enter upon and take possession of the premises or any part thereof, and to perform any acts Mortgagee deems necessary or proper to conserve the security, and to collect and receive all rents, issues and profits thereof, including those past due as well as those accruing thereafter.

e. To apply to have a receiver appointed to enter, take possession, and collect the rents.

f. To seek any other remedy or relief permitted by law.

The Mortgagor hereby expressly waives any equity of redemption or right to marshalling of assets which it may have in connection with the Mortgagee's exercise of its rights and remedies hereunder.

Any expense (including, without limitation, receiver's fees,