

(f) If after application by any holder of this Mortgage to two or more insurance companies lawfully doing business in the States of New York and South Carolina and issuing policies of insurance upon buildings situate in the County where the Property is situate, the companies to which such application has been made shall refuse to issue such policies.

26. Upon the occurrence of an Event of Default, the Mortgagee may, at its option, do any and all of the following:

- (a) Declare the entire principal sum of, and interest then accrued on, the Note, due and payable; or
- (b) Institute proceedings for the complete or, if applicable, partial foreclosure of this Mortgage;
- (c) Appoint or request that a court of competent jurisdiction appoint a receiver pursuant to the terms of this Mortgage; or
- (d) Exercise any of its rights contained in the Assignment of Leases, Rents and Profits executed herewith; or
- (e) Exercise any of its rights and remedies provided by the Uniform Commercial Code as adopted by the State of South Carolina; or
- (f) Take any other or further steps, including the commencement of an action, suit or proceeding at law or equity, whether provided for in this Mortgage or the law of the applicable jurisdiction.

No remedy conferred upon or reserved to Mortgagee in this or any other paragraph of this Mortgage or in the Note is intended to be exclusive of any other remedy or remedies available to Mortgagee, and each and every such remedy shall be cumulative and shall be in addition to every remedy given to Mortgagee or now or hereafter existing at law or in equity or by

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