

such option is exercised, Mortgagee may at any time thereafter do any one or more of the following:

- (i) Exercise Mortgagee's rights under paragraph 4 next above.
- (ii) Foreclose this Mortgage by court action in the manner provided by the laws then applicable to this Mortgage, in which event Mortgagor agrees to pay all costs and expenses thereof, including reasonable attorneys' fees as the court may determine (subject to the aforesaid limitations); and
- (iii) Exercise with respect to any or all personal property which is subject hereto all of the remedies of a Secured Party under the South Carolina Uniform Commercial Code.

6. By acceptance of this Mortgage, Mortgagee agrees upon request of Mortgagor to release and discharge from the lien of this Mortgage and any other documents evidencing or securing the subject loan, one (1) parcel of land containing not more than fourteen (14) acres of the Property, subject to the following conditions:

(a) Mortgagee must be satisfied that the proposed use of the parcel to be released will not violate the provisions of any existing tenant lease on the remaining security or any other document affecting the Property and that the parking ratio is not reduced unduly;

(b) Mortgagor and other appropriate parties will enter into an agreement satisfactory to Mortgagee so that mutual rights of parking, ingress, and egress will be provided for the benefit both of the parcel to be released and of Mortgagee's remaining security. This agreement must also provide that all expenses (including real estate taxes, maintenance, cleaning, lighting, and other so-called "common areas" expenses) connected with their mutual rights will be shared by the owners of the various parcels