

the debt secured hereby, then in that event the Agent, its successors or assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as receiver, shall apply the residue of the said rents and profits towards the payment of the debt secured hereby.

AND IT IS FURTHER AGREED, by and between said parties, that upon the occurrence of an Event of Default under this Mortgage, the Agent may personally or by attorney, in its discretion, proceed to protect and enforce its rights by foreclosure proceedings against the Granted Estate or any other action at law or in equity, whether for damages or specific performance of any covenant contained in this Mortgage or the Ordinance or by the exercise of any rights and remedies available to the Agent or to the County under the Lease Agreement or in aid of any foreclosure of the Granted Estate or for the enforcement of any other legal or equitable remedy, including without limiting the foregoing, all rights and remedies of secured parties under the Uniform Commercial Code of the State of South Carolina as the Agent shall deem most effectual to protect and enforce any of their rights or duties hereunder. With respect to personal property included in the Granted Estate, all rights available to a secured party under the Uniform Commercial Code to proceed with or without judicial process and all

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