

Agreement or the Company Note, (b) if and when the Company shall breach any covenant or agreement in this Mortgage, or (c) if and when any warranty of the Company in this Mortgage shall have been false or misleading when made in any material respect.

SECTION 7. COUNTY'S RIGHTS.

The Company agrees that when any Event of Default has occurred and is continuing:

(a) The County shall have the rights, duties and remedies of a mortgagee and the Company shall have the rights and duties of a mortgagor under the law of the State of South Carolina, regardless of where action may be taken to enforce those rights and duties; and

(b) The County may, by notice in writing to the Company, declare the entire unpaid balance of the Company Note to be immediately due and payable and thereupon the entire unpaid balance, together with all accrued interest thereon, shall be and become immediately due and payable; and

(c) The County personally or by agents or attorneys, shall have the right (subject to compliance with any mandatory legal requirements) to take immediate possession of the Premises or any portion thereof, and for that purpose may pursue the same wherever they may be found, and may enter any of the Premises of the Company and search for, take possession of, remove, keep and store the Premises, or use and operate or lease the Premises until sold; and