

cause to be sold the Premises and all estate, right, title, interest, claim and demand therein and right of redemption thereof, at one or more public sales to satisfy the obligations hereof, and shall cause notice of such sale to be recorded in the office of the recorder of each county wherein said property or some part thereof is situated. Notice of sale having been given as then required by law, and not less than the time then required by law, and not less than the time then required by law having elapsed, Mortgagee, without demand on Mortgagor, shall sell, or cause to be sold, the Property and the improvements at the time and place fixed in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Purchaser will receive a deed conveying the Property and Improvements so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Mortgagor or Mortgagee, may purchase at such sale. After deducting all costs, fees and expenses of sale, including cost of evidence of title and reasonable counsel fees (if permitted by law) in connection with sale, the proceeds of same shall be applied to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the highest lawful rate permissible under S. C. law; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto; and/or

(ii) The Mortgagee shall have the right from time to time to enforce any legal or equitable remedy against the Mortgagor and to sue for any sums whether interest, damages for failure to pay principal or any installment thereof, taxes, installments of principal, or any other sums required to be paid under the terms of this Mortgage, as the same become due, without regard to whether or not the principal sum secured or any other sums secured by the Note and Mortgage shall be due and without prejudice to the right of the Mortgagee thereafter to enforce any appropriate remedy against the Mortgagor including an action of foreclosure, or any other action, for a default or defaults by the Mortgagor existing at the time such earlier action was commenced; and/or

(iii) Mortgagee may enforce its rights, whether by action, suit or proceeding in equity or at law for the specific performance of any covenant, condition or agreement in the Note or in this Mortgage contained, or in aid of the execution of any power herein granted, or for any foreclosure hereunder, or for the enforcement of any other appropriate legal or equitable remedy or otherwise as the Mortgagee shall deem most advisable to protect and enforce any of its rights hereunder or under the Note and other loan documents. The Mortgagee, at its option, shall otherwise permitted under the laws of the State of S. C.; and/or

(iv) The Mortgagee is hereby appointed the true and lawful attorney of the Mortgagor, in its name and stead or in the name of the Mortgagee, to make all necessary conveyances, assignments, transfers and deliveries of the property rights so sold, and, for that purpose, the Mortgagee may execute all necessary deeds and instruments

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