

save it harmless from, any and all liability arising from any such Lease or other agreement or any assignments thereof, and no assignment of any such Lease or other agreement shall place the responsibility for the control, care, management or repair of all or any part of the Property upon the Mortgagee, nor make the Mortgagee liable for any negligence in the management, operation, upkeep, repair or control of all or any part of the Property resulting in injury, death or property damage. In addition, in the event of any default under the Loan Documents or with respect to the Obligations, the Mortgagor will pay monthly in advance to the Mortgagee, or to any receiver appointed to collect said rents, issues and profits, the fair and reasonable rental value for the use and occupation of the Property or of such part thereof as may be in the possession of the Mortgagor, and upon default in any such payment will vacate and surrender the possession thereof to the Mortgagee or to such receiver, and in default thereof may be evicted by summary or other proceedings.

17. Inspection. The Mortgagee and its authorized agents and employees shall have the right, at the Mortgagee's option, to enter into the Property at all reasonable times for the purpose of inspecting the same.

18. Security Agreement. It is the intention of the parties hereto that this instrument shall constitute a Security Agreement within the meaning of the Uniform Commercial Code as enacted in the State of South Carolina with respect to the

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