

with respect to real property pursuant to the provisions of this Mortgage and Security Agreement in lieu of proceeding under the Uniform Commercial Code of South Carolina.

15. Taxes. In the event of the passage after the date of this Mortgage of any law of the Commonwealth of Pennsylvania or State of South Carolina or any other governmental entity, changing in any way the laws now in force for the taxation of mortgages, or debts secured thereby, for state or local purposes, or the manner of the operation of any such taxes, so as to affect the interest of Mortgagee, then and in such event, Mortgagor shall bear and pay the full amount of such taxes, excluding, however, state and federal income taxes.

16. Zoning and Environmental Laws. Mortgagor covenants and warrants that all applicable zoning laws, ordinances and regulations affecting the Mortgaged Premises permit the use and occupancy of the Improvements as contemplated by the Loan Security Documents and Mortgagor further covenants and warrants to comply with all environmental and ecological laws, ordinances and regulations affecting the Mortgaged Premises.

17. Inspection. Mortgagee and any persons authorized by Mortgagee shall have the right at any time, upon reasonable notice to Mortgagor, to enter the Mortgaged Premises at a reasonable hour to inspect and photograph its condition and state of repair.

18. Advance by Mortgagee. Upon the occurrence of an event of default (or, in the case of an emergency threatening the Mortgaged Premises or Mortgagee's rights therein, the occurrence of an event which if uncured will constitute an event of default with the passage of time), Mortgagee may (but is not obligated to) pay any sum or perform any other obligation for the account of Mortgagor which Mortgagor has failed to pay or perform, and