

pursuant to § 36-9-501 of the South Carolina Uniform Commercial Code, as such section is currently constituted or may be hereafter amended, shall have the option of proceeding as to both real and personal property in accordance with its rights and remedies in respect of the real property, in which event the default provisions of the Uniform Commercial Code shall not apply. The parties agree that in the event the Mortgagee elects to proceed with respect to collateral constituting personalty or fixtures separately from the real property, thirty (30) days' notice of the sale of such collateral shall be reasonable notice.

21. Default. The Obligations shall become immediately due and payable at the option of the Mortgagee (a) after default for ten (10) days in the payment of any Imposition; or (b) after default for ten (10) days in keeping in force the insurance which the Mortgagor is required to maintain under the provisions of this Mortgage or in delivering or assigning the insurance policies or renewals thereof, or in reimbursing the Mortgagee for premiums paid by it on such insurance; or (c) after default in the performance of the Mortgagor's obligations under paragraph 16; or (d) upon the actual or threatened waste, removal or demolition of any part of the Property; or (e) upon assignment by the Mortgagor of any Lease or of the whole or any part of the rents, income or profits arising from the Property; or (f) upon the Mortgagor admitting in writing its inability to pay its debts generally as they