

its agents or attorneys, may enter into and upon all or any part of the Property, and each and every part thereof, and may exclude the Mortgagor, its agents and servants wholly therefrom. Upon every such entry, the Mortgagee at its option and at the expense of the Property or the Mortgagor, from time to time, either by purchase, repair, or construction, may maintain and restore the Property, whereof it shall become possessed as aforesaid, and likewise, from time to time, at the expense of the Property or the Mortgagor, the Mortgagee may make all necessary or proper repairs, renewals and replacements and such useful alterations, additions, betterments and improvements thereto and thereon as to it may seem advisable; and in every such case the Mortgagee shall have the right to manage and operate the Property and to carry on the business thereof and exercise all rights and powers of the Mortgagor with respect thereto either in the name of the Mortgagor or otherwise as it shall deem best; and the Mortgagee shall be entitled to collect and receive all income all of which shall for all purposes constitute property of the Mortgagor and after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments and improvements and amounts necessary to pay for taxes, assessments, insurance and prior proper charges upon the Property, or any part thereof, as well as just and reasonable compensation for the services of the Mortgagee and for all attorneys, counsel, agents, clerks, servants and other employees by it properly engaged and employed, the Mortgagee shall apply the monies arising as aforesaid, first to the payment of the Indebtedness, and second, to the payment of any other sums required to be paid by the Mortgagor under this Mortgage. Any sums remaining after the foregoing payments shall be promptly remitted to Mortgagor.

22. Mortgagee in exercising its rights hereunder, shall also have, without limitation, all of the rights and remedies provided by the Uniform Commercial Code as enacted by the State of South Carolina, including the right to proceed under the Uniform Commercial Code provisions governing default as to any personal property or fixtures which may be included in the Property separately from the real estate included therein, or to proceed as to all of the Property in accordance with its rights and remedies in respect of said real estate. If Mortgagee should elect to proceed separately as to such personal property or fixtures, Mortgagor agrees to make such personal property available to Mortgagee at a place or places acceptable to Mortgagee, and if any notification of intended disposition of any of such personal property or fixtures is required by law, such notification shall be deemed reasonably and properly given if given at least ten (10) days before such disposition in the manner below provided.

23. Mortgagee shall have the right from time to time to institute an equitable or legal action to recover any principal, interest, 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 entire amount of the unpaid principal and interest, or any other sums, shall be due, and without prejudice to the right of Mortgagee thereafter to any other remedy provided herein. Nothing in this Mortgage shall affect the obligation of the Mortgagor to perform its covenants under the Guarantee.

24. If the date or dates of maturity of all or of any part or parts of the Indebtedness shall be extended, then no such