

Mortgaged Premises to Mortgagee, and Mortgagee may enter upon the Mortgaged Premises and construct, let or operate the same or cause the Mortgaged Premises to be let or operated and collect all rents and income therefrom, which are due, or to become due, and apply the same, after payment of all charges and expenses on account of the indebtedness hereby secured; and all rents and income, together with all the leases and other documents evidencing such rents and income and all deposits held as security thereunder existing at the time of the occurrence of such Event of Default, all interest of Mortgagor in all premiums for, or dividends upon, any insurance provided for the benefit of Mortgagee, and all refunds or rebates of taxes and assessments upon the Mortgaged Premises, are hereby assigned to Mortgagee as further security for the payment of said indebtedness during the continuance of any such Event of Default. At the option of Mortgagee such entry and taking possession of the Mortgaged Premises shall be accomplished either by actual entry and possession or by written notice served personally upon or sent by registered mail to Mortgagor. Mortgagor agrees to surrender possession of the Mortgaged Premises to Mortgagee immediately upon the occurrence of any Event of Default hereunder, and if Mortgagor remains in possession after any Event of Default, the possession shall be as tenant of Mortgagee, and Mortgagor agrees to pay in advance upon demand to Mortgagee as a reasonable monthly rental an amount at least equivalent to one-twelfth of the aggregate of the twelve monthly installments of principal and interest payable in respect of the Loans in the then current year, plus the actual amount of the annual taxes, assessments, water rates, sewer rents, and insurance premiums, for such year not covered by the aforesaid monthly payments and in default of so doing, Mortgagor may also be dispossessed by the usual summary proceedings. This covenant shall become effective immediately after the happening of any such Event of Default, whether or not a foreclosure has been instituted, solely on the determination of Mortgagee.

In the event of the occurrence of any Event of Default, Mortgagee may, without notice, declare all sums secured hereby immediately due and payable, anything herein or in the Note or in the Loan Agreement to the contrary notwithstanding, and this Mortgage shall remain in full force and effect. Thereupon Mortgagee shall proceed to sell the Mortgaged Premises or any and every part thereof, en masse or in parcels, at a master's sale, in the office of the master-in-equity, Greenville, State of South Carolina, to the highest bidder for cash, first giving the notice of the time, terms, and place of sale, and the property to be sold which is required by the laws of South Carolina then in force relating to sale under mortgages and deeds of trust; and upon any such sale shall execute a deed of conveyance of the property sold to the purchaser or purchasers thereof.

Mortgagee may postpone sale of all or any portion of the Mortgaged Premises by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Mortgagee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be

