

Uniform Commercial Code of South Carolina with respect to the security interest in the chattel property granted hereunder and all rights and remedies authorized under this Mortgage, and other laws. Without limiting the generality of the foregoing, and in conjunction with or in addition thereto, Mortgagee, at its discretion, may also use any one or more of the following remedies with respect to the chattel property mortgaged hereunder:

- (a) enter upon Mortgaged Property to take possession of, assemble and collect any of the chattel property, or to render it unusable;
- (b) require Red Roof to assemble any of the chattel property and make it available at a place which Mortgagee designates, which is mutually convenient to allow Mortgagee to take possession and dispose of said chattel property;
- (c) waive any default or remedy any default in any reasonable manner, without waiving the default remedied and without waiving any other prior or subsequent defaults;
- (d) give any notice or notification to the Mortgagor required by the Uniform Commercial Code, by mailing such notice, postage prepaid, at least five (5) days before the event, if any, which is the subject of the notice, to Mortgagor at its last known address;
- (e) incur attorneys' fees and legal expenses in exercising any of its rights and remedies upon Mortgagor's default, which shall become part of its reasonable expense of retaking, holding, preparing for sale, and the like.

Section 4.07. Remedies Are Cumulative. No remedy herein conferred upon or reserved to the Mortgagee is intended to be or shall be exclusive of any other remedy, but every remedy herein provided shall be cumulative and shall be in addition to every other remedy given hereunder, or in any instrument executed in connection herewith, or now or hereafter existing