and compromise the same if in the best interest of the Association. In any event, the Association shall be entitled to recover the assessments which are unpaid at the time of judgment or decree, together with interest thereon and all costs incident to the collection thereof, including reasonable attorneys fees. In the event of foreclosure, the Association shall be entitled to bid at any sale, to apply as a cash credit against its bid all sums due to the Association covered by the lien being enforced, may require the unit owner to pay a reasonable rental for the unit, and be entitled to the appointment of a receiver to collect the rents on the unit.

ARTICLE XV.   Remedies.

1.   In the event of any default by any unit owner under the provisions of the Act, Declaration, Bylaws and rules and regulations of the Association, the Board of Directors shall have all of the rights and remedies which may be provided for in the Act, Declaration, Bylaws, rules and regulations of the Association or which may be lawfully adopted by it, or which may be available at law or in equity, and may prosecute any action or other proceeding to recover any sums due, for damages or injunctive relief or both, or for any other relief. Said rights shall be maintainable by both the Board of Directors and, in a proper case, by an aggrieved co-owner. All expenses in connection with any such action or proceeding, including court costs and reasonable attorneys fees and other fees and expenses and all damages, liquidated or otherwise, together with interest thereon at the legal rate under the laws of South Carolina, shall be charged to and assessed against such defaulting unit owner and shall be added to and deemed part of his/her respective share of the common expense, and the Association shall have a lien for all of the same, as well as for nonpayment of his/her respective share of the common expenses, upon the unit and ownership in the common elements of such defaulting unit owner and upon all of his/her additions and improvements thereto.