

portion of the assessments prorated for the period after the date of such sale or acceptance of deed, provided, such liability may not be avoided by waiver of the use or enjoyment of the unit or by abandonment of the unit for which the assessments are made. Such unpaid share of common expenses or assessments shall be deemed to be common expenses collectable from all unit owners in the property, his/her grantees, heirs, successors and assigns.

7. Upon failure of the owner of any unit to pay any assessments due by the due date, the Association shall have a lien upon each unit for such unpaid assessments. The Association shall also be entitled to interest on any assessment in default at the highest rate of interest permissible under the laws of South Carolina and shall further be entitled to interest on any assessment in default at the highest rate of interest permissible under the laws of South Carolina and shall further be entitled to a reasonable attorneys fee incurred by the Association incident to the collection of such assessment and to all sums advanced by the Association for taxes and payments on account of superior mortgages, lien or encumbrances which may be required to be advanced by the Association in order to preserve and protect its lien. All such sums shall be payable by the unit owner and shall be secured by the lien herein mentioned.

8. The Association may enforce collection of unpaid assessments by suit at law or by foreclosure of the lien securing the assessment, or by other competent proceedings, or may settle 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.