

receiver shall have all of the rights and powers permitted under the laws of the State of South Carolina. Borrower will pay to Lender upon demand all expenses, including receiver's fees, attorneys' fees, costs and agent's compensation, incurred pursuant to the provisions of this Paragraph 2.05, and any such amounts paid by Lender shall be added to the Indebtedness and shall be secured by this Mortgage.

2.06 Enforcement and Multiple Counterparts. If a Default shall have occurred, Lender, at its option, may institute legal proceedings for the foreclosure of this Mortgage. This Mortgage has been executed in multiple counterparts and affects real property located in and has been recorded in Abbeville, Anderson, Greenville, Oconee, and Spartanburg Counties, South Carolina. Borrower and Lender hereby agree and Borrower hereby grants to Lender the right to consolidate the foreclosure proceedings of the various multiple counterparts of this Mortgage in any one of the above counties so that Lender shall not be obligated to obtain judgments against the Borrower in all of the above counties but may commence foreclosure proceedings under this Mortgage and obtain judgments thereunder in any one of the above counties with such judgment being effective as to all of the Premises located in all five of the counties set forth above. Lender shall be required to complete the foreclosure proceedings by making the foreclosure sales in each respective court pursuant to any judgment obtained in such foreclosure proceedings. Such foreclosure sales may be made simultaneously or in any order deemed prudent by Lender.

2.07 Purchase by Lender. Upon any foreclosure sale or sales of all or any portion of the Premises under the power herein granted, Lender may bid for and purchase the Premises and shall be entitled to apply all or any part of the Indebtedness as a credit to the purchase price.