

D. The payment of any assessment shall be in default if such assessment is not paid on or before the due date for such payment. When in default, the delinquent assessment or delinquent installment thereof due shall bear interest at the highest rate permissible under the laws of South Carolina at the time until such delinquent assessment or installment thereof, and all interest due thereon, has been paid in full.

E. The co-owner or co-owners of each Unit shall be personally liable, jointly and severally, as the case may be, for the payment of all assessments, regular or special, which may be levied while such party or parties are co-owner or co-owners of a unit.

F. No co-owner of a Unit may exempt himself from liability for any assessment levied against such co-owner and his Unit.

G. The Association herein shall have a lien on each Unit for any unpaid assessments, together with interest thereon, against the Unit co-owner of such unit.

In case of such foreclosure aforesaid, the Unit co-owner shall be required to pay a reasonable rental for the Unit and the Plaintiff in such foreclosure shall be entitled to the appointment of a Receiver to collect same from the Unit co-owner and/or occupant.

Where the mortgagee or an institutional first mortgage of record, or other purchaser of a Unit obtains title to a Unit as a result of foreclosure of the institutional first mortgage, or when an institutional first mortgagee of record accepts a Deed to said Unit in lieu of foreclosure, or other purchaser obtains title to a Unit as a result of foreclosure of the aforesaid Lessor's lien, such acquirer of title, his grantees, their heirs, successors and assigns, shall not be liable for the share of common expenses or assessments by the Association pertaining to such Unit, or chargeable to the former Unit co-owner of such Unit, which became due prior to acquisition of title as a result of foreclosure or the acceptance of such Deed in lieu of foreclosure. Such unpaid share of common expenses or assessments shall be deemed to be common expenses collectable from all of the Unit co-owners in the property, excluding such acquirer, his grantees, heirs, successors and assigns.

Any person who acquires an interest in a Unit, except through foreclosure of an institutional first mortgage of record, or Deed in lieu thereof, as specifically provided hereinabove, including without limitation, persons

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