

All obligations of the Mortgagor herein and hereunder shall extend to and be binding upon the successors and assigns of the Mortgagor, and all rights, powers, privileges and remedies herein conferred upon and given to the Mortgagee shall extend to and may be exercised and enjoyed by the successors and assigns of the Mortgagee.

11. That the Mortgagor hereby assigns, transfers, and sets over to the Mortgagee, up to the amount of the total indebtedness secured hereby, all awards of damages in connection with the condemnation of any of said property for public use or for injury to any thereof, and the proceeds of all such awards, after payment of all reasonable expenses incurred, including fees for attorneys representing the Mortgagee in any proceeding in which any such award is made, shall be paid to the Mortgagee, and the Mortgagee is hereby authorized in the name of the Mortgagor to execute and deliver valid acquittances thereof and to appeal from any or all of such awards.

12. That all moneys received by the Mortgagee during the continuance of any default hereunder, or under the said Promissory Note, by Mortgagor may be applied by the Mortgagee to the payment of any indebtedness secured hereby in such order as the Mortgagee may determine, notwithstanding any provision to the contrary herein or in the said Promissory Note contained.

13. And there is expressly reserved unto the Mortgagor the right to have portions of the property herein described, released and discharged from time to time from the lien, operation and effect of this Mortgage by the execution and delivery by the Mortgagee of appropriate and legally sufficient instruments for such purpose in the following cases and upon the following terms and conditions, that is to say:

- (a) In the event of the sale by the Mortgagor of any portion of the property described herein, such portion shall be so released from the lien of this Mortgage upon the payment in a lump sum to the Mortgagee of the amount which the Mortgagee, in its judgment, has determined to be the correct and proper amount to be so paid.