

Second: To the payment of the whole amount then due and unpaid upon the Note for principal and interest, with interest on the unpaid principal at the rate of 6% per annum from and after the happening of any event of default described in clause (a) of Section 3.01 from the due date of any such payment of principal until the same is paid;

Third: To the payment of any other sums required to be paid by the Company pursuant to any provision of this Mortgage or of the Note;

Fourth: To the payment of the surplus, if any, to whosoever may be lawfully entitled to receive the same.

(d) Upon any sale made under or by virtue of this Mortgage, whether made under the power of sale herein granted or under or by virtue of judicial proceedings or of a judgment or decree of foreclosure and sale, the Mortgagee may bid for and acquire the Mortgaged Property or any part thereof and in lieu of paying cash therefor may make settlement for the purchase price by crediting upon the indebtedness of the Company secured by this Mortgage the net proceeds of sale after deducting therefrom the expenses of the sale and the costs of the action and any other sums which the Mortgagee is authorized to deduct under this Mortgage. The Mortgagee, upon so acquiring the Mortgaged Property or any part thereof, shall be entitled to hold, lease, rent, operate, manage or sell the same in any manner provided by applicable laws.

SECTION 3.03. The Mortgagee shall be entitled to recover judgment for any or all sums due and payable under the Note or this Mortgage, and may enforce and collect the same out of any property of the Company wherever situated, as well as out of the Mortgaged Property, in any manner provided by law, either before or after or during the pendency of any proceedings for the enforcement of the lien of this Mortgage; and the right of the Mortgagee to recover and collect such judgment shall not be affected by any entry or sale hereunder, or by the exercise of any other right, power or remedy for the enforcement of the provisions of this Mortgage, or the foreclosure of the lien hereof;