

from the date of payment, shall be immediately due and payable by the Mortgagor to the Mortgagee, and until paid shall be added to and become a part of the principal debt secured hereby, and the same may be collected as a part of the principal debt in any suit hereon or upon the note; or the Mortgagee by payment of any tax, assessment or charge, may, if it sees fit, be ipso facto subrogated to the rights of the State, County, City and all political or governmental subdivisions.

6. The Mortgagor agrees that any and all award and awards heretofore made and hereafter to be made to the present and all subsequent owners of the premises covered by this Mortgage by reason of the exercise of the right of eminent domain, by any one or any authority having such right, including any award or awards, whether for a taking of title or possession, and any award or awards for any change or changes of grade of streets affecting such premises, are hereby assigned to the Mortgagee; and the Mortgagee, at its option, is hereby authorized, directed and empowered to collect and receive the proceeds of any such award or awards from the authorities or parties making the same, and to give proper receipts and acquittances therefor, and may, at the Mortgagee's election (1) apply the same or any part thereof upon indebtedness secured hereby, whether such indebtedness then be matured or unmatured; (2) use the same or any part thereof to fulfill any of the covenants contained herein as the Mortgagee may determine; (3) use the same or any part thereof to replace or restore the property to a condition satisfactory to the Mortgagee; or (4) release the same or any part thereof to the Mortgagor; and the Mortgagor hereby covenants and agrees to and with the Mortgagee, upon request by the Mortgagee, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning the aforesaid award and awards to the Mortgagee, free, clear and discharged of any and all encumbrances of any kind and nature whatsoever.

7. That if any action or proceeding be commenced, excepting an action to foreclose this Mortgage or to collect the indebtedness hereby secured, to which action or proceeding the Mortgagee is made a party by reason of the execution of this Mortgage or the note which it secures, or to which the Mortgagee deems it necessary to defend, uphold or assert the