

right and without notice to Mortgagor, or anyone claiming under Mortgagor, and without regard to the adequacy of any security for the indebtedness secured hereby, for appointment of a receiver of the Mortgaged Property and the earnings, rents, issues and profits thereof, with power to operate and continue the business of Mortgagor; and Mortgagor does hereby irrevocably consent to such appointment. Any such receiver shall have all the usual powers and duties of receivers in similar cases, with full power to rent or operate the Mortgaged Property upon such terms as may be approved by the Court, and shall apply the moneys collected therefrom to the payment of reasonable compensation for his or its services and for the services of legal counsel to be fixed by said Court, to the payment of the expenses and charges of operating and maintaining the Mortgaged Property accruing before or after judicial sale and including taxes, assessments, insurance, repairs, all reasonable expenses of operation of the Mortgaged Property and the balance, if any, toward the payment of the indebtedness hereby secured.

5.1.6 Other. Exercise any other remedy specifically granted under this Mortgage or now or hereafter existing in equity, at law, by virtue of statute or otherwise.

5.2 Application of Proceeds. The proceeds of any sale and the earnings of any holding, leasing, operation or other use shall be applied by Mortgagee in the following order: