

(including, but not limited to, reasonable attorneys' fees) so incurred, plus interest thereon at the rate of ^{12 1/2} 14% per annum from the date of payment or incurring, shall constitute additional indebtedness secured by the lien of this Mortgage and Mortgagor shall pay the same to Mortgagee upon demand. Mortgagor shall indemnify Mortgagee for all losses and costs and expenses (including, but not limited to, reasonable attorneys' fees) suffered or incurred by Mortgagee by reason of any acts performed by it pursuant to the provisions of this subsection or by reason of any foreclosure of this Mortgage or any suit or proceeding for the collection of the debt secured hereby or to which Mortgagee may be a party by reason of this Mortgage; and any funds expended by Mortgagee to which it shall be entitled to be indemnified, plus interest thereon at the rate of ^{12 1/2} 14% per annum from the date of such expenditures, shall constitute additional indebtedness secured by the lien of this Mortgage, and Mortgagor shall pay the same to Mortgagee upon demand.

8.4 Rights, Remedies, Powers. Each and every right, remedy and power granted to Mortgagee hereunder shall be cumulative and in addition to any other right, remedy or power herein specifically granted or now or hereafter existing in equity, at law, by virtue of statute or otherwise and may be exercised by Mortgagee from time to time concurrently or independently and as often and in such order as Mortgagee may deem expedient. Any failure or delay on the part