

ty or any portion thereof. Any application of insurance proceeds or condemnation award to reduction of the indebtedness secured hereby by Mortgagee shall not be a prepayment that is subject to a premium under the terms of the Note, but shall be applied in inverse order of maturity.

9. (a) The Mortgagor shall pay reasonable costs, charges and expenses, including reasonable attorneys fees and costs of abstracts of title or any other record search, incurred or paid by the Mortgagee in connection with any one or more of the following: the protection of the Mortgaged property, the collection of any sum or sums secured hereby, Mortgagor's failure to duly, promptly and fully perform discharge, execute, affect, complete, comply with and abide by each and every stipulation, agreement, condition and covenant of the Note or this Mortgage, litigation involving the Mortgaged Property or the rights of the Mortgagee, any foreclosure hereunder or court proceeding involving this Mortgage, the preservation of any claim under any administrative or other proceeding where proof of claim is required or any additional examination of the Mortgaged Property which may be required by the Mortgagee in connection with the foreclosure hereof.

(b) All said costs, charges and expenses, shall be immediately due and payable, whether or not there be notice, demand, attempt to collect or suit pending; and the full amount of each and every such payment shall bear interest from the date thereof until paid at the rate of 10% per annum; and all said costs, charges and expenses so incurred or paid, together with such interest, shall be secured by the lien of this Mortgage.

10. The Mortgagor will promptly comply or cause to be complied with all present and future laws, ordinances,