

maturity because of any past, present, or future event permitting acceleration under the terms of this Mortgage. The procurement of insurance, payment of insurance premiums, or payment of taxes, liens, or other charges by Mortgagee because of default or delinquency of Mortgagor shall not result in waiver of Mortgagee's right to accelerate if such default or delinquency of Mortgagor constitutes an Event of Default under the terms of this Mortgage. In addition, the receipt by Mortgagee of any awards, proceeds, or damages under paragraphs 5 and 8 hereof shall not operate to cure any Event of Default or to waive any right to accelerate under the terms of this Mortgage.

19. **MORTGAGEE'S REMEDIES CUMULATIVE.** Each remedy of Mortgagee is distinct and cumulative to all other rights and remedies under this Mortgage, or afforded by law or equity; and all rights and remedies hereunder may be exercised concurrently or independently.

20. **SUCCESSORS AND ASSIGNS BOUND; NUMBER; JOINT AND SEVERAL LIABILITY; CAPTIONS.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Mortgagor and Mortgagee. Wherever used, the singular number shall include the plural, and the plural the singular. All covenants and agreements of Mortgagor shall be joint and several. In the event that any covenant, agreement, term, or remedy provided for in this Mortgage is held to be invalid, illegal, or unenforceable, the validity and enforceability of all remaining covenants, agreements, terms, or remedies shall in no way be affected or prejudiced. The captions, headings, and paragraphs of this Mortgage are for convenience only and are not to be used or relied upon in interpreting or defining the provisions of this Mortgage.