

Mortgage, in payment, settlement, discharge, or release of any asserted lien, claim, right, easement or restriction made against the Premises; or to recover any sums hereby secured, including all costs, reasonable attorney's fees and other items of expense, together with interest on each such advancement at the rate of fifteen (15%) per cent per annum, and all such sums and interest thereon shall be secured hereby.

12. In the event any of the Premises consists of chattels, the Mortgagor shall keep such chattels, and any renewals, replenishments or replacements thereof on the premises where they are now located and shall not remove any portion thereof without the Mortgagee's consent.

13. To further secure the payment of the indebtedness hereinabove described, and the performance of all other covenants contained in this Mortgage, the Mortgagor hereby assigns, transfers and sets over to the Mortgagee:

(a) Any and all judgments, awards of damages and settlements hereafter made, resulting from condemnation proceedings or the taking of the Premises, or any part thereof, under power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Premises or the improvements thereon or any part thereof, or to any rights appurtenant thereto, including any award for change of grade of streets. Mortgagee may apply all of such sums, or any part thereof, to the payment of its costs, expenses and attorney's fees, and on the indebtedness secured hereby in such manner as Mortgagee elects, or, at its option, the entire amount or any part thereof so received may be released.

(b) All rents, issues and profits of said Premises from time to time accruing, whether under leases or tenancies, now