

Exculpatory

27. No deficiency or other judgment for payment of the principal indebtedness, interest or any other amount payable under this Mortgage or for money damages shall in any event be entered by Mortgagee against Mortgagor personally in any action to foreclose this Mortgage or in any other action to collect any amount secured by this Mortgage; provided, however, that neither the provisions of this paragraph nor any other provisions of this Mortgage shall in any way affect Mortgagee's rights or liens in and to the mortgaged premises or any part thereof or Mortgagee's other remedies and liens for the payment of the principal indebtedness, interest or any other amount payable under this Mortgage and for the enforcement of Mortgagor's covenants under this Mortgage.

Miscellaneous

28. This Mortgage and all provisions hereof, shall extent to and be binding upon Mortgagor and its successors, grantees and assigns, any subsequent owner or owners of the Premises and all persons claiming under or through Mortgagor, and the word "Mortgagor" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed said Note or this Mortgage. The word "Mortgagee" when used herein shall include the successors and assigns of the Mortgagee named herein, and the holder or holders from time to time, of the Note secured hereby.

It is further covenanted and agreed that for the purpose of providing funds with which to pay the premiums on the policies of fire and other hazard insurance covering the Premises, Mortgagor shall deposit with Mortgagee on the first day of each month commencing January 1, 1974, an amount equal to the premiums that will next become due and payable on such policies divided by the number of months to elapse prior to the date when such premiums become delinquent. No interest shall be allowed to Mortgagor on account of any deposit or deposits made hereunder and said deposits need not be