

and as often as may be deemed expedient by the Mortgagee.

17. Upon any default of the Mortgagor in complying with or performing any warranty or covenant herein, the Mortgagee may, at the Mortgagee's option, comply with or perform the same, and the cost thereof, together with interest thereon at a rate equal to the rate of interest set forth in the Note plus 1/2 of 1%, but in no event in excess of the maximum rate permitted by law, shall be paid by the Mortgagor to the Mortgagee on demand and shall be secured by this Mortgage. Notwithstanding that the debt secured hereby shall not have been declared due and payable upon any such default, said debt shall bear interest at the rate specified in the preceding sentence from the date of notice and demand therefor by the Mortgagee until said default shall have been completely cured and removed to the satisfaction of the Mortgagee.

18. The Mortgagor will comply with all covenants and warranties of a Building Loan Agreement between the Mortgagor and Mortgagee dated even date herewith.

19. The whole of the debt secured hereby shall immediately become due and payable at the option of the Mortgagee, and thereupon the Mortgagee shall have the right, among others, to foreclose this Mortgage, upon the happening of any