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ten (10%) per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

16. The Mortgagor shall be entitled to hold and enjoy the said Premises until default of payment shall be made.

17. In addition to the above, upon the occurrence of any of the following events of default, all of the indebtedness secured hereby, at the option of the Mortgagee, shall become and be immediately due and payable, without notice or demand which are expressly waived, and Mortgagee shall be entitled to all the rights and remedies as hereinabove provided upon default of Mortgagor, including the right to foreclose this Mortgage, enter and take possession of the Premises or have a receiver appointed for the Premises:

(a) Should all or any portion of the Premises or the improvements now or hereafter located thereon or any interest therein be sold, transferred, assigned or pledged without the prior written approval of the Mortgagee;

(b) Should Mortgagor lease the Premises, or improvements as an entity or substantially as an entity without the prior written approval of Mortgagee; or

(c) Should any warranty, agreement or commitment of Mortgagor herein contained or contained in the Note or any instrument, conveyance, assignment or loan agreement given with respect to the secured indebtedness (including the Assignment of Lessor's Interest in Lease and a Security Agreement of even date) prove untrue or misleading in any material respect; or

(d) Should any federal tax lien or claim of lien for labor or material be filed of record against Mortgagor or

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