

any other rights of the holder, including, without limitation, any rights under the Loan Agreement or this Mortgage, or any guarantee thereof, and without prejudice to any such rights); without limiting the generality of the foregoing, the Mortgagor hereby authorizes the holder to pay all taxes, sewer use fees, water rates and assessments, with interest, costs and charges accrued thereon, which may at any time be a lien upon the Property, or any part thereof; to pay the premiums for any insurance required hereunder; to incur and pay reasonable expenses in protecting its rights hereunder and the security hereby granted; and the payment of all amounts so incurred shall be secured hereby as fully and effectually as any other obligation of the Mortgagor secured hereby; and, to the fullest extent permissible according to law to apply to any of these purposes or to the repayment of any amounts so paid by the holder any sums paid under the Loan Agreement or this Mortgage by the Mortgagor as interest or otherwise; and

- 16) that, at any foreclosure sale, any combination, or all, of the property or security given to secure the indebtedness secured hereby, may be