

and, together with interest thereon from date of disbursement at the rate applicable to sums outstanding under the Mortgage Note from and after the maturity date therein contained, shall be secured by the lien of this Mortgage. The Mortgagee shall be subrogated to the interest of any lien holder paid out of sums secured by this Mortgage.

25. ACTION ON MORTGAGE NOTE. That the Mortgagee shall be entitled to sue and recover judgment upon the Mortgage Note either before, after or during the pendency of any proceeding for the enforcement of this Mortgage. The right of the Mortgagee to recover a judgment upon the Mortgage Note shall not be affected by any taking of possession or foreclosure sale hereunder, or by the exercise of any other right, power or remedy for the enforcement of the terms of this Mortgage. In case of a foreclosure sale hereunder and of the application of the proceeds of such sale against payment of the indebtedness hereby secured, the Mortgagee shall be entitled to enforce payment of and to recover all amounts remaining due and unpaid upon the Mortgage Note after application of such payment. The Mortgagor agrees that no recovery of a judgment upon the Mortgage Note, and no attachment or levy of any execution upon any such judgment upon any of the Premises shall in any manner or to any extent affect the lien of this Mortgage or any of the rights, powers or remedies of the Mortgagee hereunder.

26. NO WAIVER BY DELAY. No delay or omission by the Mortgagee to exercise any right, power or remedy accruing upon any default shall exhaust or impair any such right, power or remedy or shall be construed to be a waiver of any such default or acquiescence therein. Every right, power and remedy given by this Mortgage to the Mortgagee may be exercised from time to time and as often as may be deemed expedient by the Mortgagee.

27. NO WAIVER OF ONE DEFAULT TO AFFECT ANOTHER. No waiver of any default hereunder shall extend to or shall affect any subsequent or any other then existing default or

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