

20. Mortgagor, at the request of Mortgagee, and Mortgagee, at the request of Mortgagor, shall furnish a written statement of the amount of the Indebtedness then outstanding and therein state, if applicable whether or not there exist any defaults, claims, defenses or offsets thereto and if so, the particulars thereof.

21. Mortgagee may, at its option, and without waiving its rights under paragraph "26" herein (i) make any payments either before or after delinquency required by this Mortgage, the Note or the Assignment of Leases, Rents and Profits to be paid by Mortgagor; and (ii) perform any other covenants required to be performed by Mortgagor under this Mortgage, the Note or the Assignment of Leases, Rents and Profits. Any sums paid or advanced pursuant to (i) and (ii) of this paragraph by Mortgagee shall be added to the Indebtedness and every payment so made shall bear interest from the date thereof at the rate of ten per centum (10%) per annum or at the highest legal rate permitted by law, whichever is less, and become an integral part thereof, subject in all respects to the terms, conditions and covenants of the Note and this Mortgage, as fully and to the same extent as though a part of the original Indebtedness excepting, however, that said sums shall be repaid to the Mortgagee within fifteen (15) days after demand by Mortgagee to Mortgagor for said payment.

22. Mortgagor shall pay all and singular the costs, charges and expenses, including (but not limited to) attorney's and accountant's fees and disbursements, title or abstract costs, and travel costs of Mortgagee's personnel or fees and disbursements of Mortgagee's agents, reasonably incurred or paid at any time by Mortgagee in connection with the failure of Mortgagor to perform, comply with and abide by each of the stipulations, agreements, conditions and covenants of the Note, this Mortgage