

any proceedings for its reorganization or involving the liquidation of its assets, then and in such case Mortgagee shall be entitled to prove the whole amount of unpaid Indebtedness then accrued under the Note to the full amount thereof, and all other payments, charges and costs due under this Mortgage, without deducting therefrom any proceeds obtained from the sale of the whole or any part of the Property, provided, however, that in no case shall Mortgagee receive a greater amount than such principal and interest and such other payments, charges and costs from the aggregate amount of the proceeds of the sale of the Property.

45. While any Event of Default exists, the Note shall accrue additional interest on the principal balance of the Note then outstanding at the rate representing the difference between the rate, as aforesaid, and ten per centum (10%) per annum, or the highest legal rate permitted by law, whichever is less, and any additional interest which has accrued shall be paid at the time of and as a condition precedent to the curing of any Event of Default.

46. If Mortgagor shall perform faithfully each and all of the covenants and agreements herein contained, then, and then only, this Mortgage shall become null and void and shall be released in due form at Mortgagor's expense. No release of this conveyance or the lien thereof shall be valid unless executed by Mortgagee.

47. The intention of the parties being to conform strictly to the usury laws now in force, any contracts for interest in the Note secured by this Mortgage shall be held to be subject to the reduction to the amount allowed under usury laws, held applicable and as now in force, as now or hereafter construed by the court having jurisdiction.