

conditional sales agreements or charges of any kind or character, other than such of the foregoing as do not materially detract from the value or materially interfere with the present use thereof, or (b) access from public roads to each parcel of Real Estate mortgaged or conveyed to Mortgagee is not unobstructed or is not adequate for the purposes to which each such parcel is presently devoted or there is any agreement, covenant, condition or other matter affecting any of the Real Estate which may effect or impair such access, then and in every such case:

I. During the continuance of any such Event of Default, Mortgagee, by written notice given to Mortgagor, may declare the entire principal of the Note then outstanding (if not then due and payable) and all accrued and unpaid interest thereon and all other sums secured hereby to be due and payable immediately, and upon any such declaration the principal of the Note and said accrued and unpaid interest shall become and be immediately due and payable, anything in the Note or in this Mortgage to the contrary notwithstanding;

II. During the continuance of any such Event of Default, Mortgagee personally, or by its agents or attorneys may enter into and upon all or any part of the Mortgaged Property, and each and every part thereof, and may exclude the party owning the beneficial interest in same, its agents and servants wholly therefrom; and having and holding the same, may use, operate, manage and control the Mortgaged Property for any lawful purpose and conduct the business thereof,