

time, any structure at any time in the process of construction on the premises; and the mortgagor will not initiate, join in or consent to any change in any private restrictive covenant, zoning ordinance, or other public or private restrictions, limiting or defining the uses which may be made of the premises or any part thereof.

14. Notwithstanding any taking by eminent domain, alteration of the grade of any street or other injury to or decrease in value of the premises by any public or quasi-public authority or corporation, the mortgagor shall continue to pay interest on the entire principal sum secured until any such award or payment shall have been actually received by the mortgagee and any reduction in the principal sum resulting from the application by the mortgagee of such award or payment may be retained by the mortgagee at mortgagor's option and paid over wholly or in part to the mortgagor for the purpose of altering, restoring or rebuilding any part of the premises which may have been altered, damaged, or destroyed as a result of any such taking, alteration of grade, or other injury to the premises, or for any other purpose or object satisfactory to the mortgagee or applied toward payment of the monies secured by this Mortgage, but the mortgagee shall not be obligated to see to the application of any amount paid over to the mortgagor; and if prior to the receipt by the mortgagee of such award or payment the premises shall have been sold on foreclosure of this mortgage, the mortgagee shall have the right to receive said award or payment to the extent of any deficiency found to be due upon such sale, with legal interest thereon, whether or not a deficiency judgment on this mortgage shall have been sought or recovered or denied, and of the reasonable counsel fees, costs and disbursements incurred by the mortgagee in connection with the collection of such award or payment.

15. The mortgagee and any persons authorized by the mortgagee shall have the right to enter, inspect and photograph the premises at all reasonable times.

16. The mortgagor will not assign the whole or any part of the rents, income or profits arising from the premises without the written consent of the mortgagee except to the holder of a mortgage lien prior to this Mortgage, and any such prohibited assignment thereof shall be null and void; in the event of any default by the mortgagor in the performance of any of the terms, covenants and provisions of this Mortgage or the note, subject to the rights of the holder of any mortgage lien prior to this mortgage, it shall be lawful for the mortgagee to enter upon and take possession of the premises, with or without the appointment of a receiver, or an application therefor, and to let the same, either in its own name, or in the name of the mortgagor, and to receive the rents, issues and profits of the premises and to apply the same, after the payment of all necessary charges and expenses, on account of the amount