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Mortgaged Property or approving a petition filed against Mortgagor seeking reorganization or an arrangement of Mortgagor under any bankruptcy or insolvency law, and such order, decree of judgment is not vacated, set aside or stayed within sixty (60) days from the date of entry;

- (iii) In the event Mortgagor fails to keep or perform any of the covenants, conditions or stipulations contained in this mortgage or in any security agreement, or lease or rental assignment given as security for said Promissory Note or otherwise in connection with this transaction;
- (iv) Default in the performance of any of the terms, covenants, conditions or obligations imposed upon said Mortgagor by any lease or leases covering the Premises or any part thereof, which default would give the lessee or lessees the right to terminate or cancel said lease or leases or make monetary advances and offset the same against future rentals; or
- (v) The determination by Mortgagee that any warranty or representation made in this agreement by Mortgagor is untrue in any material respect.

Section 5.2 Remedies in Event of Default. If default be made in payment of any installment of principal or interest of said Promissory Note or any part thereof when due, or in payment, when due, of any other sum secured hereby, or in performance of any of Mortgagor's obligations, covenants and agreements hereunder:

- (a) All of the indebtedness secured hereby shall become and be immediately due and payable without notice or

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