

any of them, or to cure any default occasioned by Mortgagor's failure to fully satisfy its said obligations or to constitute a waiver by Mortgagee of the default or of its right to accelerate the maturity date of the secured indebtedness and to avail itself of all remedies granted or reserved to Mortgagee in the event of such default, nor shall Mortgagee's failure to discover Mortgagor's non-performance or partial performance of non-monetary obligations, or to require immediate curative action in the event of such non-performance or partial performance, be deemed or construed to be an acceptance by Mortgagee of said non-performance or partial performance or be deemed to cure the default occasioned thereby or be held to constitute a waiver by Mortgagee of its right to accelerate the maturity date of the secured indebtedness or to deprive Mortgagee of any remedy granted or reserved.

WITH RESPECT TO INVALIDITY OF CERTAIN  
MORTGAGE PROVISIONS:

If any term, restriction or covenant of this mortgage is deemed or held to be invalid or unenforceable, all other terms, restrictions and covenants and the application thereof to all persons and circumstances subject hereto shall remain unaffected to the extent permitted by law; and if any application of any term, restriction or covenant to any person or circumstance is deemed invalid or unenforceable, the application of such term, restriction or covenant to other persons and circumstances shall remain unaffected to the extent permitted by law.

WITH RESPECT TO REPAYMENT OF THE INDEBTEDNESS HEREBY  
SECURED AND PERFORMANCE OF MORTGAGOR'S OTHER AGREEMENTS;  
WITH RESPECT TO FORECLOSURE:

That Mortgagor shall promptly (and in any event within the times stipulated) perform and comply with each and every of Mortgagor's agreements and obligations as herein, in the promissory note and as in its other agreements with Mortgagee provided, and as imposed upon Mortgagor by law, and if default shall be made in the payment of the indebtedness evidenced by said promissory note, or of the interest on same, or of any of either, or in payment of any taxes, charges, assessments, or insurance premiums, as hereinabove provided, including monthly payments of next due taxes or insurance premiums, or if default be made with reference to keeping of said premises in good order and condition, as herein provided, or if Mortgagor shall fail to perform any other term, condition or obligation of this mortgage, of the promissory note hereby secured, or of any other agreement between Mortgagor and Mortgagee relating to the secured loan, then in all or any of said events, the full principal sum, with all unpaid interest thereon shall, at the option of Mortgagee, its successors or assigns, become at once due and payable without further notice and irrespective of the date of maturity expressed in said promissory note; and it shall then become lawful for Mortgagee to undertake the prosecution of any and all lawful proceedings to enable Mortgagee to realize on and protect its security, but prior to default by Mortgagor, said Mortgagor shall be privileged to possess and enjoy the mortgaged premises. In the event of foreclosure of this mortgage or other transfer of title to said premises in extinguishment of the indebtedness hereby secured, all