

(a) Any and all judgments, awards of damages and settlements hereafter made, resulting from condemnation proceedings or the taking of the Premises, or any part thereof, under power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Premises or the improvements thereon or any part thereof, or to any rights appurtenant thereto, including any award for change of grade of streets. Mortgagee may apply all of such sums, or any part thereof, to the payment of its costs, expenses and attorney's fees, and on the indebtedness secured hereby in such manner as Mortgagee elects, or, at its option, the entire amount or any part thereof so received may be released.

(b) All rents, issues and profits of said Premises from time to time accruing, whether under leases or tenancies, now existing or hereafter created, and the Mortgagee shall, upon any default of the Mortgagor hereunder, have the right at its option to receive and receipt therefor and to apply the same as it may elect to any indebtedness secured hereby. In the event the Mortgagor should assign the rents, issues and profits or any part thereof to any person other than the Mortgagee, without first obtaining the consent of the Mortgagee, then the entire principal sum secured hereby shall, at the option of the Mortgagee, become immediately due and payable.

14. In the event of default in the payment of the indebtedness hereby secured or any part thereof, including the Note, or if the maturity of the Note is accelerated by the Holder thereof, or if there is a default in any of the covenants or conditions of this Mortgage, at the option of the Mortgagee, without notice, notice of the exercise of such option hereby expressly being waived, the entire indebtedness secured by this Mortgage shall immediately become due, payable and collectible and the Mortgagee shall have power to sell said Premises according to law and this Mortgage may be foreclosed and the Mortgagee shall be entitled to the immediate appointment of

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