

secured. All such sums so paid by Mortgagee shall bear interest at the rate set forth in the said promissory note until paid, and for payment of such sums and interest, this mortgage shall stand as security.

12. In the event an award or payment is made for the taking of or injury to the premises, whether such taking or injury be done under the power of eminent domain or otherwise, such award or payment is hereby assigned, and shall be paid, to Mortgagee to be applied after payment of reasonable attorney's fees, costs and disbursements incurred by Mortgagee in connection with the collection of such award or payment as a payment on account of such part of the indebtedness secured hereby as Mortgagee may elect, without affecting the amount or time for payment of other sums secured hereby, whether or not said indebtedness is then due and payable.

13. In addition to the Secured Indebtedness secured hereby, this mortgage indenture shall secure the payments of all accrued interest, disbursements made for the payment of taxes, and assessments or insurance on the property covered by this mortgage.

14. No delay or failure of Mortgagee to exercise any option herein given or reserved shall constitute a waiver of such option or estop Mortgagee from afterwards exercising same or any other option at any time and the payment or contracting to pay by Mortgagee of anything Mortgagor has herein agreed to pay shall not constitute a waiver of the default of Mortgagor in failing to make said payments and shall not estop Mortgagee from commencing a foreclosure action on account of such failure of Mortgagor. The rights, options, powers and remedies herein provided shall be cumulative and no one or more of them shall be exclusive of the other or others, or of any right or remedy now or hereafter given or allowed by law. Mortgagee shall be entitled to foreclose this mortgage against the premises in its entirety, notwithstanding that the default is attributable to a condition existing with respect to only one of the parcels comprising the premises.

15. The granting to Mortgagor, or to any other person, of any extension or extensions of time of payment of the Secured Indebtedness or any sum due under or secured by this mortgage, or the taking of other or additional security for payment thereof, or waiver by Mortgagee of or failure to enforce any covenant or stipulation of the said promissory note or this mortgage or to declare any default thereunder shall not operate as a waiver of any subsequent default or affect the right of Mortgagee to exercise any right hereunder not expressly waived in writing, nor operate as a release from any personal liability for the Secured Indebtedness or under any covenant or stipulation of this mortgage.

16. The principal sum of the Secured Indebtedness is to be disbursed in accordance with the terms of the said promissory note, and the terms, provisions and conditions as may be set forth therein are by this reference made a part hereof. Mortgagor agrees to fully, duly and promptly discharge each and every one of its agreements

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