

17. Mortgagee herein agrees and covenants that in case of any default under this mortgage or of the note secured hereby, that before any foreclosure proceedings are instituted under this mortgage, ten (10) days written notice shall be given to ENWRIGHT HOLDING COMPANY, A GENERAL PARTNERSHIP, and that mortgagee shall accept payment of any amounts due or performance of any other covenants or conditions as may be in default from said partnership or its designee, and shall assign to said partnership or its designees such interest in this mortgage and the note secured hereby to secure to said partnership or its designee collateral and rights sufficient to protect them in obtaining payment from mortgagor herein to the extent possible by assignment of mortgagee's rights. Mortgagee agrees to cooperate with such partnership or its designees in enforcing their rights.