

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 notes 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 notes, 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 contained in said promissory notes and comply with and perform all of the provisions and contingencies thereof. Upon the occurrence of an Event of Default under the said promissory notes (as therein defined), Mortgagee may, at its option, declare the entire sums of principal and interest secured by this mortgage, and all other sums secured by this mortgage, to be immediately due and payable. The occurrence of an Event of Default under the promissory notes shall constitute a default under the terms of this mortgage. In the event of a conflict between the terms of said promissory notes and the terms of this mort-

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