

Note on request, and, on refusal, the delivery of such possession may be enforced by the Mortgagee or the holder of the Note by any appropriate civil suit or proceeding;

15. That the Mortgagor will not voluntarily create or permit to be created against the Mortgaged Property any lien or liens inferior, equal or superior to the lien of this Mortgage, except mortgages and security interests in favor of the United States Department of Commerce, Economic Development Administration, which are subordinated to the Bank's security interest or interests, and further that it will keep and maintain the same free from the claim of all persons supplying labor or materials which will enter into the construction or reconstruction and repair of any and all buildings, structures or other improvements now erected or to be erected on the Mortgaged Property;

16. That in the event the ownership of the Mortgaged Property, or any part thereof, becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to the Mortgage and the debt hereby secured, in the same manner as with the Mortgagor, without in any way vitiating or discharging the Mortgagor's liability hereunder or upon the Note. No sale of the Mortgaged Property and no forbearance on the part of the Mortgagee and no extension of the time for the payment of the debt hereby secured given by the Mortgagee shall operate to release, discharge, modify, change or affect the original liability of the Mortgagor hereunder or upon the Note, either in whole or in part;