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Mortgaged Property from the lien of this Mortgage or any other security for the payment of the indebtedness secured hereby; (e) changes any of the terms, covenants, conditions or agreements of this Mortgage or of the Loan Agreement or of the Note or of any other document or instrument securing the Note; (f) consents to the filing of any map, plat or replat or condominium declaration affecting the Mortgaged Property; (g) consents to the granting of any easement or other right affecting the Mortgaged Property; or (h) makes or consents to any agreement subordinating the lien hereof; any such act or omission shall not release, discharge, modify, change or affect (except to the extent of the changes referred to in clause (e) above) the original liability under this Mortgage, the Note, the Loan Agreement or any other obligation of the Borrower or any subsequent purchaser of the Mortgaged Property or any part thereof, or any maker, co-signer, endorser, surety or guarantor; nor shall any such act or omission preclude the Lender from exercising any right, power or privilege herein granted or intended to be granted in the event of any default then made or of any subsequent default, nor, except as otherwise expressly provided in an instrument or instruments executed by the Lender, shall the lien of this Mortgage or the priority thereof be altered thereby, whether or not there are junior lienors and whether or not they consent to any of the foregoing. In the event of the sale or transfer, by operation of law or otherwise, of all or any part of the Mortgaged Property, the Lender, without notice, is hereby authorized and empowered to deal with any such vendee or transferee with reference to the Mortgaged Property or the indebtedness secured hereby, or with reference to any of the terms, covenants, conditions or agreements hereof, as fully and to the same extent as it might deal with the original parties hereto and without in any way releasing or discharging any liabilities, obligations or undertakings. The foregoing shall not limit the prohibition against such sale or transfer as set forth in Paragraph 1.18 hereof.

Without limitation of the foregoing, the right is hereby reserved by the Lender to make partial release or releases of the Mortgaged Property, or of any other security held by the Lender with respect to all or any part of the indebtedness secured hereby, without notice to, or the consent, approval or agreement of, other parties in interest, including junior lienors, which partial releases or releases shall not impair in any manner the validity or priority of this Mortgage on the portion of said property not so released.

2.15 Continued Existence of Indebtedness. Without limitation of any other provision hereof, the Borrower agrees that if this Mortgage is foreclosed and sale is made of the Mortgaged Property (or such part thereof which remains subject to this Mortgage) pursuant to foreclosure proceedings, and if the proceeds of such sale (after application of such proceeds as provided in Paragraph 2.09 hereof and after deducting all accrued general and special taxes and assessments) are not sufficient to pay the total sum of the entire principal amount of the indebtedness evidenced by the Note and all accrued interest thereon and all other sums due or to become due thereunder (hereinafter together called the "Note balance"), and any other amounts provided for in the decree or judgment of foreclosure or provided for by applicable law, then the

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