

stay, extension or redemption laws now or hereafter in force in any locality where any of the Mortgaged Property may be situated, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, or the absolute sale of the Mortgaged Property, or the final and absolute putting into possession thereof, immediately after such sale, of the purchaser or purchasers thereat, but the Industry, for itself and all who may claim through or under it, hereby waives, to the extent that it lawfully may do so, the benefit of all such laws and all right of appraisement and redemption to which it may be entitled under the laws of the State in which it is situated.

(h) Any sale made under judgment or decree in any judicial proceedings for foreclosure or otherwise for the enforcement of this Mortgage shall, if and to the extent then permitted by law, operate to divest all right, title, interest, claims and demand whatsoever, either at law or in equity, of the Industry of, in and to the property so sold, and be a perpetual bar both at law and in equity against the Industry and against any and all persons, firms or corporations claiming or who may claim the property sold, or any part thereof, from, through or under the Industry.

15. Possession of Industry. Unless an Event of Default on the part of the Industry shall exist under the