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should the Mortgagee become a party to any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable, immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

The covenants, agreements and conditions herein contained shall bind, and the benefits and advantages shall inure to, the successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural and the plural the singular.

IN WITNESS WHEREOF, this Mortgage has been duly executed by the Mortgagor the 19th day of DECEMBER, 1980.

In the Presence of:

J. P. STEVENS & CO., INC.

Christina Pae

BY: [Signature] (SEAL)

ITS: TREASURER

Joseph J. Blahy

5900

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