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now and hereafter owed by the Mortgagor to the Mortgagee and any other present or future indebtedness or liability of the Mortgagor to the Mortgagee (all pursuant to any of the instruments referred to herein as being secured hereby) whether as principal debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record.

However, the amount secured hereby shall not exceed \$100,000.00 of the principal amount of indebtedness now or hereafter owing by Mortgagor to Mortgagee, at any time or times outstanding, plus interest thereon at the rate provided in the aforesaid Factoring Agreement, plus the amounts specified in Paragraphs 2, 4, 5, 6 and 16 hereof.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, of the Mortgagor's Obligations secured hereby or of any other agreement by the Mortgagor in connection therewith, this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions or covenants of this mortgage, of the Mortgagor's Obligations secured hereby or of any other agreement by the Mortgagor in connection therewith, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or 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,

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