

with interest on each such advancement at the rate of ten (10%) percent per annum, and all such sums and interest thereon shall be secured hereby.

11. If default be made in payment of any installment of principal or interest of said note or any part thereof when due, or in payment, when due, of any other sum secured hereby, or in performance of any of Mortgagors' obligations, covenants or agreements in this Mortgage contained including but not limited to Paragraphs 4, 5, 6, 7, 8, 9 and 10.

(a) All of the indebtedness secured hereby shall become and be immediately due and payable at the option of Mortgagees, without notice or demand which are hereby expressly waived, and this Mortgage may be foreclosed.

(b) Irrespective of whether Mortgagees accelerate the maturity of all indebtedness secured hereby, or institute foreclosure proceedings, Mortgagees may collect the rents, issues and profits of the Premises, and may enter and take possession thereof and manage and operate the same and take any action which, in Mortgagees' judgment, is necessary or proper to conserve the value of the Premises, or Mortgagees at their option may upon application to a Judge of the Circuit Court, either in or out of court have a receiver appointed to take possession of the Premises, to manage, operate and conserve the value thereof and to collect the rents, issues and profits thereof. Either Mortgagees or such receiver may also take possession of, and for these purposes, use any and all personal property contained in the Premises and used by Mortgagors in the rental or leasing thereof or any part thereof. The right to enter and take possession of the Premises and use any personal property therein, to manage, operate and conserve the same, and to collect the rents, issues and profits thereof, whether by a receiver or otherwise, shall be in addition to all other rights or remedies of Mortgagees hereunder or afforded by law, and may be exercised concurrently therewith or independently thereof. After paying costs of collection and any other expenses incurred, the proceeds shall be applied to the payment of the indebtedness secured hereby in such order as Mortgagees shall elect, and Mortgagees shall not be liable to account to Mortgagors for any action taken pursuant hereto other than to account for any rents actually received by Mortgagees.

12. In case the indebtedness secured hereby or any part thereof is collected by suit or action or this Mortgage is foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure, Mortgagors shall be chargeable with all costs and expenses, including reasonable attorney's fees, which shall be immediately due and payable and added to the Mortgage indebtedness and secured hereby.

13. No delay by Mortgagees in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder.

14. Without affecting the rights of Mortgagees with respect to any security not expressly released in writing, Mortgagees may, at any time from time to time, either before or after the maturity of said Note, and without notice or consent:

(a) Release any person liable for payment of all or any part of the indebtedness or for performance of any obligation.