

1510-232

to enforce any of its terms or the collection of all or any part of the Indebtedness and Mortgagor agrees to the appointment of such receiver without proof of insolvency or other equitable grounds and hereby appoints the Mortgagee as attorney in fact with authority to consent for the Mortgagor to the appointment of such receiver.

(iv) Subject to any state receivership requirements, Mortgagee, by agent or otherwise, may, without obligation so to do, (a) enter into and upon all or any part of the Mortgaged Premises and, at Mortgagee's further option exclude Mortgagor, Mortgagor's agent, servants and/or lessees wholly therefrom, and (b) having and holding the same, use, operate, manage and control the Mortgaged Premises or any part thereof, and (c) upon every such entry, at the expense of the Mortgaged Premises, from time to time, make all necessary or proper repairs, renewals, replacements and useful or required alterations, additions and improvements to and on the Mortgaged Premises as Mortgagee may deem proper; and in any such case, Mortgagee shall have the right to manage the Mortgaged Premises, to carry on the business thereof, to lease all or any part thereof and to exercise all rights and powers of Mortgagor with respect to the same and every part thereof (it being the intention of Mortgagee and Mortgagor to create a severance of such rents and profits hereunder). Assumption by the Mortgagee of the above-mentioned rights and privileges is subject to a determination by the Secretary of the Department of Housing and Urban Development that said mortgagee meets the requirements set forth under the 2530 clearance program (24 CFR Part 200),

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