

(c) Foreclose Mortgage. The Mortgagee may foreclose this Mortgage and sell, if permitted by law, or petition to be sold, the Mortgaged Property in one parcel or in such parcels, manner or order as a court of competent jurisdiction may direct. If permitted by law, the Mortgagee may foreclose this Mortgage for any portion of the indebtedness or any other sums secured hereby which are then due and payable, subject to the continuing lien of this Mortgage for the balance of the indebtedness not then due.

(d) Appointment of Receiver. In any action to foreclose this Mortgage, the Mortgagee shall be entitled, without notice, without regard to the adequacy of any security for the indebtedness secured hereby and without regard to the solvency of any person, firm or corporation who is or may become liable for the payment of all or any part of the indebtedness secured hereby, to have a receiver appointed with all the rights and powers permitted under the laws of this State including the power to enter upon and take possession of the Mortgaged Property, to let the Mortgaged Property, to collect all tenant rentals therefrom and apply the same, after payment of all charges and expenses, on account of the indebtedness secured hereby, whether then matured or not, or otherwise as a court of competent jurisdiction may direct, subject, however, to the provisions of paragraph 12 hereof. In the event that a receiver of the Mortgaged Property is appointed hereunder, such receiver shall have and may enforce all of the rights and remedies of the Mortgagee under subparagraph (b) hereof.

15. RIGHT TO CURE DEFAULTS: The Mortgagee may comply with, perform or observe any covenant or obligation which the Mortgagor has failed to comply with, perform or observe under this Mortgage, and shall have the right, after the occurrence and continuation of an Event of Default, to enter the Mortgaged Property at any time and from time to time for the purpose of curing such default, and the cost thereof, together with interest thereon at the rate of eighteen percent (18%) per annum, but in no event in excess of the maximum interest rate permitted by law, shall be paid by the Mortgagor to the Mortgagee on demand and shall be secured by this Mortgage. Notwith-

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