

30. Any funds received by mortgagee to be applied in reduction of the principal balance of the mortgage shall be applied first in reduction of any accrued interest which has been added to the principal balance and which does not itself bear interest and, next, to accrued but unpaid interest and the balance, if any, in reduction of the principal sum outstanding in inverse order of maturity. No such application anywhere specified above shall reduce the principal sum outstanding until such sums are actually received and applied by mortgagee to such indebtedness. Further, no such application shall reduce the regular installment payments called for by the note secured hereby

31. Anything to the contrary herein notwithstanding, neither the undersigned nor any present or future partner in or of the undersigned, nor any future owner, is or shall become personally liable, jointly, severally or otherwise, for the payment of any money by reason of anything contained in this mortgage or in the mortgage note. The sole remedy of the holder of this mortgage in the event of default by the undersigned shall be to foreclose this mortgage and to look exclusively to the property encumbered by this mortgage for satisfaction of the indebtedness evidenced by the mortgage note signed in connection herewith, and no deficiency judgment shall be sought or obtained.

32. In the event of any disputes between mortgagor and mortgagee arising out of any matters, contracts or agreements not expressly contained in this mortgage, it is clearly