

after deducting all charges and expenses attending such proceeding and the execution of this trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

13. If the Mortgagee or its assigns shall become a party to any proceeding whatsoever, including condemnation proceedings instituted by any party authorized by law to file same, by reason of its status as Mortgagee herein, then all expenses incurred by it in connection therewith, including attorney's fees, shall be added to the debt hereby secured and shall be immediately due and payable. That any award and all awards heretofore made and hereafter to be made by any governmental authority for any municipal, county, state or federal authorities the present and all subsequent owners of the premises covered by this mortgage, including any award or awards whether for a taking of title to, possession of, or any interest in, the mortgaged premises or any part thereof and any award or awards received for damages sustained by the mortgaged premises or any part thereof or for any change or changes of grade of streets affecting said premises, are hereby assigned to the Mortgagee or its assigns; and the Mortgagee, at its option, is hereby authorized, directed and empowered to collect and receive the proceeds of such award or awards from the authorities making the same, and to give proper receipts therefor, and to apply the same toward the payment of the amount owing on account of the mortgage debt, applied to the payment of principal, whether then matured or not, in the inverse order of its maturity; and the Mortgagor hereby covenants and agrees to and with the Mortgagee with the receipt of the Mortgagee to make, execute and deliver any and all assignments and any other instruments sufficient for the purpose of assigning the aforesaid award or awards to the Mortgagee free, clear and discharged of any and all encumbrances of any kind or nature whatsoever.

14. 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 and of the note and debt secured hereby, then this mortgage shall become utterly null and void, otherwise to remain in full force and effect.

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