

27. Partial Foreclosure. The Mortgagee may, from time to time, if permitted by law, take action to recover any sums whether interest, principal or any other sums required to be paid under the Note as the same become due, without prejudice to the right of the Mortgagee thereafter to bring an action of foreclosure, or any other action for a default or defaults by the Mortgagor existing when such earlier action was commenced. The Mortgagee may, at the Mortgagee's option, cause this Mortgage to be foreclosed for any portion of the Obligations 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 secured obligations not then due.

28. Expenses of the Mortgagee. All costs and expenses paid or incurred by the Mortgagee (including, without limitation, reasonable attorneys' fees) in any action, proceeding or dispute of any kind in which the Mortgagee is made a party or appears as party plaintiff or defendant, affecting the Mortgagee, the Note, this Mortgage, or the property including, but not limited to, the enforcement of this Mortgage, any condemnation action involving the property, any action to protect the security hereof, or any case or proceeding in probate or under Title 11 of the United States Code, with interest from the time of payment by the Mortgagee at the Interest Rate shall, on demand, be immediately due from the Mortgagor to the Mortgagee and shall be added to and included in the indebtedness and other obligations secured by this Mortgage.

29. Attorneys' Fees, Etc. If this Mortgage shall be foreclosed, or if the Note is placed in the hands of an attorney for collection or is collected through any court, including any bankruptcy court, the Mortgagor promises to pay to the order of the Mortgagee, the holder of the Note or any receiver, the reasonable attorneys' fees, court costs, disbursements and other costs incurred in collecting or attempting to collect the Obligations or enforcing the Mortgagee's, holder's or receiver's rights hereunder and under any other collateral securing the Obligations, and all allowances provided by law to the extent allowed by the laws of the state in which the property is located, or any state