

That if the Mortgagor fails to perform any of the duties herein specified, the Mortgagee may perform the same, and for any sums expended by the Mortgagee in this behalf the Mortgagee shall have an additional lien, secured by these presents, on said Real Property;

In the event that legal proceedings are instituted for the foreclosure of this Mortgage or for any purpose involving this Mortgage, or should the debt hereby secured be placed in the hands of an attorney for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee including reasonable attorney's fees, shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder;

The Mortgagor will execute and deliver, or cause to be executed and delivered such further instruments and perform such further acts as may be reasonably requested by Mortgagee from time to time to confirm the provisions of this Mortgage or the Promissory Note, to carry out more effectively the purposes of this Mortgage or any other documents securing the Promissory Note, or to continue the priority of the lien created by this Mortgage on any property, rights or interest encumbered or intended to be encumbered by the lien of this Mortgage or any other documents securing the Promissory Note.

It shall be a further condition of default hereunder if the personal guarantors of the Promissory Note or any successors in interest to those personal guarantors shall be involved in any proceeding under the National Bankruptcy Act as amended or any other creditors proceeding involving the solvency or other inability of the guarantors to meet their debt obligations.

If any provision of this Mortgage is held to be invalid or unenforceable by a Court of competent jurisdiction, the other provisions of this Mortgage shall remain in full force and effect.