

as it deems advisable to prevent or cure such waste, and may appear in any such action or proceeding and retain counsel therein, and take such action therein as Mortgagee deems advisable, and for any of said purposes Mortgagee may advance such sums of money as Mortgagee deems necessary; provided, however, the Mortgagors may place the amount of any such sum due as herein referenced in a special account pending Mortgagors' decision to oppose and/or appeal as Mortgagors deem necessary. Nothing herein shall release the Mortgagors of their ultimate responsibility hereunder.

9. Mortgagors will pay to Mortgagee, immediately and without demand, all sums of money advanced or paid by Mortgagee pursuant to this Mortgage, together with interest on each such advancement at the rate of nine (9%) per cent per annum, and all such sums and interest thereon shall be secured hereby.

10. If default be made in payment of any installment of principal or interest of said Note or any part thereof when due, or in payment, when due, of any other sum secured hereby, or in performance of any of Mortgagors' obligations, covenants or agreements in this Mortgage contained including but not limited to Paragraphs 3, 4, 5, 6, 7, 8 and 9:

(a) All of the indebtedness secured hereby shall become immediately due and payable at the option of the Mortgagee, without notice or demand which are hereby expressly waived, and this Mortgage may be foreclosed.

(b) Irrespective of whether Mortgagee accelerates the maturity of all indebtedness secured hereby, or institute foreclosure proceedings, Mortgagee may collect the rents, issues and profits of the premises, and may enter and take possession thereof, and manage and operate the same and take any action which, in Mortgagee's judgment, is necessary proper to conserve the value of the premises, or Mortgagee at its option may upon application to a Judge of the Circuit Court, either in or out of court, have a receiver appointed to take possession of the premises, to manage, operate and conserve the value thereof and to collect the rents, issues and profits thereof. Either Mortgagee or such receiver may also take possession of, and for these purposes, use any and all personal property contained in the premises and used by Mortgagors in the rental or leasing thereof or any part thereof. The right to enter and take possession of the premises and use any personal property therein, to manage, operate and conserve the same, and to collect the rents, issues and profits thereof, whether by a receiver or otherwise, shall be in addition to all other rights or remedies

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