

of Mortgagee hereunder or afforded by law, and may be exercised concurrently therewith or independently thereof. After paying costs of collection and any other expenses incurred, the proceeds shall be applied to the payment of the indebtedness secured hereby in such order as Mortgagee shall elect, and Mortgagee shall not be liable to account to Mortgagors for any action taken pursuant hereto other than to account for any rents actually received by Mortgagee.

11. In case the indebtedness secured hereby or any part thereof is collected by suit or action or this Mortgage is foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure, Mortgagors shall pay all costs and expenses, including reasonable attorney's fees, which shall be immediately due and payable and added to the Mortgage indebtedness and secured hereby.

13. Without affecting the rights of Mortgagee with respect to any security not expressly released in writing, Mortgagee may, at any time and from time to time, either before or after the maturity of said Note, and without notice or consent:

(a) Release any person liable for payment of all or any part of the indebtedness or for performance of any obligation.

(b) Make any agreement extending the time or otherwise altering the terms of payment of all or any part of the indebtedness or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the lien or charge hereof.

(c) Exercise or refrain from exercising or waive any right Mortgagee may have.

(d) Accept additional security of any kind.

(e) Release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the property mortgaged hereby.

14. Any agreement hereafter made by Mortgagors and Mortgagee pursuant to this Mortgage shall be secured by this Mortgage and shall be superior to the rights of the holder of any intervening lien or encumbrance.

15. It is understood and agreed that this is an all-inclusive Wrap-Around Mortgage, being subordinate to certain "Underlying Indebtedness" described as follows:

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