

ments 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 also foreclose this Mortgage for any sums due under the Loan Documents and, to the extent permitted by law, the lien of this Mortgage shall continue to secure the balance of the Obligations not then due. In case the Mortgagee shall have proceeded to enforce any right under the Loan Documents and such proceedings shall have been discontinued or abandoned for any reason, then in every such case the Mortgagor and the Mortgagee shall be restored to their former positions and the rights, remedies and powers of all parties hereto shall continue as if no such proceedings had been taken.

30. Release of Collateral. The Mortgagee may release, regardless of consideration, the obligation of any Person or Persons liable for payment of any of the Obligations secured hereby, or may release any part of the Property or any other collateral now or hereafter given to secure the payment of the Obligations or any part thereof, without impairing, reducing or affecting the obligations of the Mortgagor under the Loan Documents, the remainder of the security of this Mortgage or the priority of the rights created by this Mortgage.

31. Partial Foreclosure. The Mortgagee may from time to time, to the extent permitted by law, take action to recover any sums, whether interest, principal or any other