

sums required to be paid under the Loan Documents, 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, to the extent permitted by law, 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.

32. Change in Taxation. Upon passage after the date of this Mortgage of any law of the Governing Jurisdiction deducting from the value of real property for the purposes of taxation or lien any indebtedness secured by mortgages or changing in any way the laws for the taxation of mortgages or debts secured by mortgages for State or local purposes or the manner of the collection of any such taxes, and imposing a tax, either directly or indirectly, on this Mortgage or all or any part of the sum secured hereby or the interest thereon, the Mortgagee may declare the whole of the Obligations (without penalty) and the interest accrued thereon, due on a date to be specified by not less than thirty (30) days' written notice to the Mortgagor, but such declaration shall be ineffective if the Mortgagor is permitted by law to pay such tax in addition to all other payments required hereunder, without any penalty or charge thereby accruing to the Mortgagee, and if