

(30) days after receipt by Mortgagor of notice of nonpayment thereof, or should Mortgagor default in the observance or performance of or the prevention of any violation of any of the covenants, condition, terms or agreements hereof or of the Note or of any other instrument securing said Note, and should Mortgagor fail to cure any such default within thirty (30) days after receipt by Mortgagor of notice of such default, then a default shall exist hereunder such that, at the option of said Mortgagee, or her successors or assigns, the whole indebtedness and all sums secured by this mortgage, including but not limited to the unpaid principal balance due on the Note and all accrued further interest thereon shall at once become due and payable without notice, and this mortgage may be foreclosed for the whole amount of said monies, interest, costs, and attorney's fees and Mortgagee may exercise such other rights and remedies as shall be available to her under any other security for said Note, or under applicable law. At foreclosure sale, Mortgagee shall have the right to have the property herein conveyed sold as a whole or in separate parcels. Mortgagee shall have the right to bid at any foreclosure sale hereunder.

5. Notwithstanding anything contained herein to the contrary, in any action brought by any person or entity to enforce the obligations of Mortgagor to make any payment or to perform any covenants, warranty or agreement under this Mortgage, the Note or under any other document evidencing the loan secured hereby, it shall in no event be entitled to seek and shall not seek any deficiency judgment and the judgment and decree shall be enforceable against Mortgagor only to the extent of its interest in the above described premises and any such judgment or decree shall not be subject to enforcement against Mortgagor or execution on nor be a lien on any other asset of the Mortgagor.