

as the Mortgagee may deem necessary to protect the security hereof. Mortgagor will pay upon demand all expenses incurred or paid by Mortgagee (including, but not limited to, counsel fees and court costs) on account of the exercise of any of the aforesaid rights or privileges or on account of any litigation which may arise in connection with this Mortgage or the Note or on account of any attempt, without litigation, to enforce the terms of this Mortgage or said Note. In case the Mortgaged Property or any part thereof shall be advertised for foreclosure sale and not sold, Mortgagor shall pay all costs in connection therewith.

In the event that the Mortgagee is called upon to pay any sums of money to protect this Mortgage and the Note secured hereby as aforesaid, all monies advanced or due hereunder shall become immediately due and payable, together with interest at the rate of twelve (12%) percent per annum, computed from the date of such advance to the date of the actual receipt of payment thereof by the Mortgagee.

The Mortgagor for itself and for all future owners of the Mortgaged Property herein described, agrees that in the event the Mortgagee shall obtain a money judgment, in accordance with the terms and conditions contained in the Note and/or Mortgage, then interest at the rate of twelve (12%) percent per annum shall accrue and be due and payable on said money judgment from the date of entry thereof, until the said judgment is paid in full.

In the event this Mortgage is placed in the

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