

nation action involving the Property, any action to protect the security hereof, or any case or proceeding in probate or under Title 11 of the United States Code, with interest thereon at the Default Rate from the time of payment by the Mortgagee shall, on demand, be immediately due from the Mortgagor to the Mortgagee and shall be added to and included in the Obligations and shall be secured by this Mortgage.

28. Attorneys' Fees. If this Mortgage shall be foreclosed, or if the Note is placed in the hands of an attorney for collection or is collected through any court, including any bankruptcy court, the Mortgagor promises to pay to the order of the Mortgagee or any receiver, the reasonable attorneys' fees, court costs, disbursements and other costs incurred in collecting or attempting to collect the Obligations or enforcing the Mortgagee's or receiver's rights hereunder and under any other collateral securing the Obligations, and all allowances provided by law, to the extent allowed by the laws of the Governing Jurisdiction or any State in which any of such other collateral for the Obligations is situated and to the extent such fees and costs are actually paid or agreed to be paid, of the holder of the Obligations, or of a receiver.

29. Discontinuance of Action. 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 obligation or sums, required to be paid under the Loan Docu-