

now or hereafter mortgaged or pledged as security for the payment of the mortgage indebtedness, but such limitation of personal liability will not excuse the failure to pay taxes, including but not limited to Federal and State income taxes and real property taxes, if any, or insurance premiums (in the event the assigned rents are insufficient therefor) or excuse nonperformance or default in any of the covenants or obligations of the Mortgagor hereunder so as to postpone or waive the remedy of foreclosure due to such nonperformance or default.

16. That in the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this mortgage and the debt hereby secured, in the same manner as with the said Mortgagor, without in any way vitiating or discharging the liability of the Mortgagor hereunder or upon the debt hereby secured.

17. The covenants herein contained shall bind, and the benefits and advantages shall inure, to the respective heirs, successors and assigns of the parties hereto. The masculine gender shall include the feminine and the singular shall include the plural, unless the context clearly indicates otherwise.

WITNESS the Mortgagors' hands and seals this 18th day of November in the year of our Lord one thousand nine hundred and sixty.

Signed, sealed and delivered in the presence of:

Albert C. Zimmermann
Albert C. Zimmermann
Joseph I. Swietlik
Joseph I. Swietlik

Harry N. Forman (LS)
Harry N. Forman
Rose C. Forman (LS)
Rose C. Forman