

breach any of the terms of this contract, or if at any time in the exclusive judgment of Bank, its successors or assigns, its security under this agreement shall be in any way prejudiced or its position with respect thereto rendered insecure, then Bank shall have the right to declare the entire indebtedness hereunder due and payable at once and recover the said indebtedness by suit and/or take immediate possession of the security, if possession is not already had, to which Borrower hereby consents and waives all legal process and all damages which may be caused thereby, and Bank may thereupon sell the said property at public or private sale at any place whatsoever, wherever it may desire, to the highest bidder for cash, with or without giving notice of the time, place and terms of such sale, and Bank may bid and purchase said property at such sale and thereupon execute and deliver to the purchaser or purchasers at such sale a sufficient transfer or conveyance of same; and Bank may at its option insert in said conveyance a recital as to the happening of the default upon which the execution of this power of sale depends. Borrower hereby constitutes and appoints Bank, its successors and assigns, as agent and attorney-in-fact to make such sale and such conveyance, thereby divesting all the right, title or equity of Borrower in and to the aforesaid security and vesting the same in the purchaser or purchasers at such sale, and Borrower hereby ratifies and confirms all the acts and doings of said attorney-in-fact. Bank may apply the net proceeds of said sale, after deducting the expenses thereof, against the total gross indebtedness due to it under this agreement.

This assignment shall remain in full force and effect so long as there is any indebtedness by Borrower to Bank, but this assignment shall become void and of no effect when said indebtedness of Borrower to Bank shall have been paid in full.

THIS AGREEMENT, Together with the aforesaid promissory note, which is made a part of this agreement by reference as fully as if incorporated herein, shall be the full and complete agreement between Bank and Borrower.