

(b) In the event that at the beginning of or at any time pending any suit upon this Mortgage or to foreclose it, or to reform it, or to enforce payment of any claims hereunder, the Mortgagee may apply to the court having jurisdiction thereof for the appointment of a receiver, such court shall forthwith appoint a receiver of the Mortgaged Property all and singular, including all and singular the rents, income, profits, issues and revenues from whatever source derived, each and every of which, is hereby mortgaged as set forth herein, and such receiver shall have all the broad and effective functions and powers in any wise entrusted by a court to a receiver, and such appointment shall be made by such a court as an admitted equity and a matter of absolute right to the Mortgagee, and without reference to the adequacy or inadequacy of the value of the Mortgaged Property or to the solvency or insolvency of the Mortgagor and such rents, profits, income, issues and revenues shall be applied by such receiver according to the lien or equity of this Mortgage and the practice of such court; or

(c) The Mortgagee may take any other or further steps, including the commencement of an action, suit or proceeding at law or in equity, whether or not provided for in this Mortgage or the law of the applicable jurisdictions.

24. In the event of a sale, the Mortgaged Property may be sold in one parcel.

25. In the event of any default in the performance of any of the terms, covenants or agreements herein contained,