

be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall, at the option of the Mortgagee, not affect any other provisions of this Mortgage, Note or any other security instrument, but this Mortgage shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein or therein.

30. All notices and demands hereunder shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally or sent by registered or certified mail with return receipt requested to any party hereto at its address above stated or such other address of which written notification has been given to the other party.

31. All of the grants, covenants, terms, provisions and conditions herein shall run with the land.

32. The security of this Mortgage shall extend to and cover any additional advances made by the Mortgagee to the Mortgagor at any time or times hereafter, but the total of all advances and readvances so made at any one time outstanding shall in no event exceed the face amount of the Note which this Mortgage secures.

33. (a) Wherever used herein, the singular shall include the plural and the plural shall include the singular and the use of any gender shall include all of the genders, and

(b) Whenever in this Mortgage one of the parties hereto is named or referred to, the successors and assigns of such party shall be included, and all covenants and agreements contained in this Mortgage by or on behalf of the Mortgagor or by or on behalf of the Mortgagee shall bind and inure to the benefit of their respective successors and assigns, whether so expressed or not.