

unenforceable for any reason or in any respect, such invalidity or unenforceability shall not limit or impair enforcement of any other provision hereof;

- 12) that wherever notice, demand or a request may properly be given to the Mortgagor under this Mortgage, the same shall always be sufficient to serve as a notice, demand or request hereunder if in writing and posted in the United States mail by registered or certified mail, addressed to the Mortgagor at the address given in this Mortgage as the Mortgagor's address or the business address of the Mortgagor last known to the holder hereof; and any such notice, demand or request shall be treated as having been given upon such deposit in the United States mails;
- 13) the undertakings of the Mortgagor contained in Section 1 of this Mortgage with respect to items other than the payment of real estate taxes, sewer use fees, water rates, and real estate betterment assessments, shall survive the payment of all obligations secured hereby; however, after an acknowledgment of the satisfaction of the obligations secured hereby, or a discharge of this Mortgage, this Mortgage shall not be

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