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addition to every other remedy given hereunder or existing at law or equity. The security herein and hereby provided shall not affect, nor be affected by, any other or further security taken or to be taken for the same indebtedness, or any part thereof.

20. In case of any sale hereunder, all prerequisites to said sale shall be presumed to have been performed, and in any conveyance given hereunder all statements of facts, and other recitals therein made, as to the nonpayment of money secured, or as to the breach or non-performance of any of the covenants herein set forth, or as to the advertisement of sale, or time or place or manner of sale, or as to any other preliminary act or thing, shall be taken in all courts of law or equity as prima facie evidence that the facts so stated or recited are true.

21. 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.

22. Mortgagor will give Mortgagee prompt written notice (a) of any damage or injury to the Property in excess of Ten Thousand Dollars (\$10,000.00) and (b) of the institution of any proceedings for the condemnation of the Property hereby conveyed or any portion thereof.

23. Mortgagor will not, at any time, insist upon, or plead, or in any manner whatsoever, claim or take any benefit or advantage of, any stay or extension or moratorium law, any exemption from execution or sale of the property hereby conveyed, or any part thereof, wherever enacted, nor or at any time hereafter in force, which may affect the covenants and terms of performance of this Mortgage, nor claim, take or insist upon any benefit or advantage of any law now or hereafter in force providing for the valuation or appraisal of the said property, or any part thereof, prior to any sale or sales thereof which may be made pursuant to any provision herein, or pursuant to the decree, judgment or order of any court of competent jurisdiction, nor, after any such sale or sales, claim or exercise any right under any statute now or hereafter enacted, by any governmental authority or otherwise, to redeem the property so sold or any part thereof, and Mortgagor hereby expressly waives all benefit or advantage of any such law or laws, and covenants not to hinder, delay or impede the execution of any power herein granted or delegated to Mortgagee, but to suffer and permit the execution of every power as though no such law or laws had been made or enacted. Mortgagor, for itself, and all who may claim under it, waives, to the extent that it lawfully may, all right to have the hereinabove described Property, personal property and/or contract rights marshalled upon any foreclosure hereof.

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

25. All notices hereunder shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when sent by registered or certified mail (with return receipt requested) to any party hereto, or its successors in interest at the following addresses below stated, or at such other address to which notice shall have been given as aforesaid:

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