

from or issuing out of the Property until the amount secured hereby is paid in full, are hereby assigned, transferred and delivered unto the Mortgagee to be collected ^{upon default} and applied to the indebtedness secured hereby, after deducting the expenses of the collection thereof without liability for laches or neglect in collecting the same.

And it is further covenanted and agreed that if Mortgagor shall fail to pay when due the indebtedness of Mortgagor to Mortgagee secured hereby or if the Mortgagor shall fail to perform the covenants and agreements contained herein or in the Credit Agreement then, and in any such event, at the Mortgagee's option, the Mortgagee may declare all indebtedness secured hereby to be immediately due and payable.

All covenants and agreements of the Mortgagor herein contained shall be binding upon the Mortgagor and the successors and assigns of the Mortgagor and shall inure to the benefit of the Mortgagee and the successors and assigns of the Mortgagee.

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