

insufficient to meet the obligation for which they were deposited, the Mortgagor shall pay, within ten (10) days after written demand therefor by the Mortgagee, the amount required by the Mortgagee to cover the deficiency. To the fullest extent permitted by law, each deposit may, at the option of the Mortgagee, be applied directly against the obligation with respect to which it was made, or against any other obligation of the Mortgagor secured hereby which is in default, and the Mortgagee may commingle all deposits paid to it pursuant to this subsection with its general funds, and no interest or other earnings on any deposits shall be paid to the Mortgagor.

(f) Condemnation. The Mortgagor shall give the Mortgagee immediate notice of the actual or threatened commencement of any proceedings under eminent domain affecting the Land and the Improvements, any part thereof, any easement therein or appurtenance thereof, including severance and consequential damage and change in grade of streets, and shall deliver to the Mortgagee (within five (5) days after receipt) copies of any and all papers served in connection with any such proceedings. The Mortgagor hereby assigns, transfers and sets over to the Mortgagee, all right, title and interest of the Mortgagor in and to any award or payment in respect to (i) any taking of all or any part of the Land and the Improvements, or any interest therein, as a result of the exercise of the right

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