

(a) Mortgagee may apply on account of the indebtedness hereby secured the balance of the accumulated installment payments made by Mortgagor for taxes, water and sewer rents and insurance premiums under paragraph 6 hereof;

(b) The whole unpaid balance of the principal indebtedness, together with all accrued interest and all other sums due hereunder, shall become due and payable immediately to Mortgagor and shall be recoverable by Mortgagee forthwith or at any time or times thereafter without stay of execution or other process;

(c) Mortgagee may take possession of the Mortgaged Premises; and

(d) Mortgagee may exercise all of the rights and remedies provided in this Mortgage or the obligation, or which may be available to Mortgagee by law, and all such rights and remedies may be cumulative and concurrent and may be pursued singly, successively or together, at Mortgagee's sole discretion, and may be exercised as often as occasion therefor shall occur. Any real estate sold pursuant to any writ of execution issued on a judgment obtained by virtue of the obligation or this Mortgage, or pursuant to any other judicial proceedings under the Mortgage, may be sold in one parcel, as an entirety, or in such parcels, and in such manner or order as Mortgagee, in its sole discretion, may elect.

10. Possession. If Mortgagee shall take possession of the Mortgaged Premises as provided in paragraph 9 hereof, Mortgagee may:

(a) hold, manage, operate and lease the same, to Mortgagor or any other person or persons, on such terms and