

and if not dismissed within 30 days, or should any proceedings be taken against the Mortgagor looking to the appointment of a receiver and if not dismissed within 30 days, or should the property herein mortgaged be seized under any writ or process of court, or by any trustee acting under any mortgage, then in any or either of said events, the whole of the indebtedness hereby secured shall, at the election of the Mortgagee, become immediately due and payable without notice with respect to the monthly installments set forth in the notes secured hereby, but after 10 days prior written notice with respect to other monetary defaults, and after 20 days prior written notice with respect to non-monetary defaults, provided such default is not remedied within such period, and Mortgagee, at its option, may proceed to foreclose this Mortgage and in the event of foreclosure the court shall direct the sale of the premises to be with or without appraisement as the Mortgagee may elect at the time judgment is rendered; and thereupon, or at any time during the existence of any such default, the Mortgagee shall be entitled to enter into possession of the premises and to collect the rents, issues and profits thereof, accrued and to accrue and to apply the same on any indebtedness secured hereby, or, if the Mortgagee so elects, the Mortgagee shall be entitled to the appointment of a receiver in any court of competent jurisdiction to collect such rents, issues and profits under direction of the court, notice of the exercise thereof being hereby waived.

23. In the event of a foreclosure, the mortgaged premises may be sold in whole or in separate tracts or parcels at the election of Mortgagee.

24. And it is further expressly agreed that neither failure of the Mortgagee to exercise any option to declare maturity of the principal debt or any other sums hereby secured under any of the foregoing covenants or stipulations, nor procurement of insurance