

necessary to reaffirm, to correct and to perfect the lien of the Mortgagee to the mortgaged premises.

12. That the rights of the Mortgagee arising under the clauses and covenants contained in this mortgage shall be separate, distinct and cumulative and none of them shall be in exclusion of the others; that the invalidity of one or more of the clauses and covenants contained herein shall not in any way affect the validity or enforceability of the remaining provisions herein contained; and that no act of the Mortgagee shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision, anything herein or otherwise to the contrary notwithstanding.

13. Provided Mortgagor is not in default hereunder, the Mortgagee agrees to release from the lien of this mortgage portions of the mortgaged premises within fourteen (14) days after compliance by Mortgagor with the following terms and conditions:

(a) The release price shall be \$68,400.00 per acre plus interest on the total release price from the date hereof until the date of release at twelve percent (12%) per annum.

(b) The property released must be contiguous to property owned by Mortgagor and not subject to this Mortgage.

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