

23. Possession by the Mortgagor. So long as the Obligations secured hereby, or any part thereof, remains unpaid, the Mortgagor agrees that possession of the Property by the Mortgagor, or any person claiming under the Mortgagor, shall be as tenant under the Mortgagee and, in case of a foreclosure as provided in this Mortgage, the Mortgagor and any person in possession under the Mortgagor shall, at the option of the purchaser at such sale, then become and be tenants holding over, and shall forthwith deliver possession to such purchaser, or be summarily dispossessed in accordance with the laws applicable to tenants holding over.

24. Assignment. This Mortgage is assignable by the Mortgagee, and any assignment of the same by the Mortgagee shall operate to vest in such assignee the same right, title and interest as was vested in the Mortgagee and all rights and powers herein conferred.

25. Sale in Parcels, etc. In the event of a foreclosure of this Mortgage or upon any sale under this Mortgage pursuant to judicial proceedings or otherwise, the Mortgagor will not object and hereby waives any defense to the sale of the Property in one parcel and as an entirety or in such parcels, manner or order as the Mortgagee in its reasonable discretion may select. Failure to join tenants as defendants in any foreclosure action or suit shall not constitute a defense thereto.

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