It is further covenanted and made of the essence hereof that in case of default for thirty days in the performance of any of the covenants herein on the part of the Mortgagor, then it shall be optional with Mortgagor to consider all unmatured indebtedness or liability secured hereby, and accrused interest thereon, as immediately due and payable, without demand and without notice or declaration of said option, and Mortgagor shall have the right forthwith to institute proceedings to enforce the collection of all moneys secured hereby or to foreclose the lien hereof.

It is further stipulated and agreed by and between the parties that the Mortgagee shall have the right to exercise any option or privilege herein given or reserved and to enforce any duty of the Mortgager at any time without further or other notice regardless of any prior waiver by Mortgagee or default of Mortgager er delay by Mortgagee in exercising any right, option, or privilege or enforcing such duty of Mortgagor, and no waiver by Mortgager, and no waiver by Mortgager of default of Mortgagor nor delay of Mortgagee in exercising any right, privilege or option or in enforcing any duty of Mortgagor shall be deemed, held, or construed to be a wriver of any of the terms or provisions of this mortgage or of any subsequent default.

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