

Mortgagee or the solvency of any Person liable for the payment of such amounts.

22. Mortgage Foreclosure. After the occurrence of one or more defaults described in paragraph 20 the Mortgagee may institute an action of mortgage foreclosure, or take such other action, as the law may allow, at law or in equity, for the enforcement thereof and realization on the Property or any other security which is herein or elsewhere provided for, and proceed thereon to final judgment and execution thereon for the entire unpaid balance of the Obligations at the rate stipulated in the applicable Loan Documents to the date of default and thereafter at the Default Rate together with all other sums secured by this Mortgage, all costs of suit, and interest at the Default Rate on any judgment obtained by the Mortgagee from and after the date of any judicial sale of the Property (which may be sold in one parcel or in such parcels, manner or order as the Mortgagee in its sole discretion shall elect) until actual payment. At any such sale the Mortgagee may bid for and acquire the Property or any part thereof and in lieu of paying cash therefor may make settlement for the purchase price by crediting upon the indebtedness and other obligations of the Mortgagor secured by this Mortgage the net sales price after deducting therefrom the expenses of the sale and the costs of the action and any other sums which the Mortgagee is authorized to deduct under this Mortgage. The proceeds of such sale shall be applied first to the payment of the costs