

or at any time thereafter without stay of execution or other process. Any consent given by Mortgagee hereunder shall pertain only to the proposed transfer of title or ownership for which the consent was requested and shall not obligate Mortgagee to approve any further transfers or relieve any person or entity of liability to pay any amount secured hereby.

It is expressly understood and agreed that Mortgagee may condition any required consent to a transfer of the benefits of the loan evidenced by the Note and secured by this Mortgage upon the fulfillment of certain requirements including, but not limited to, the following:

- (i) that the proposed purchaser meet Mortgagee's then-existing credit and other standards with respect to similar loans,
- (ii) that the purchaser specifically assume the obligations to be performed under the Note and this Mortgage,
- (iii) that fees be paid to Mortgagee at the time of transfer,
- (iv) that the interest rate payable under the Note be increased,
- (v) that a new policy of mortgagee's title insurance be obtained,
- (vi) that new financing statements be filed,
- (vii) that the proposed purchaser agree to restrictions on further transfers, and
- (viii) that endorsements to existing policies or new hazard and other insurance policies be obtained.