

entitling Mortgagee to exercise any and all rights and remedies provided by this mortgage.

(27.) If the Mortgagor is a corporation, the execution and delivery of this mortgage has been duly authorized by the Board of Directors of the Mortgagor, and the Certificate of Incorporation of the Mortgagor does not require any vote or consent of the share-holders to authorize the making of this mortgage.

(28.) This mortgage may not be changed orally, but only by an agreement in writing signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

(29.) This instrument and all of the covenants contained herein shall bind the heirs, executors, administrators, successors and assigns of the Mortgagor and inure to the benefit of the successors and assigns of the Mortgagee with like effect as if such heirs, executors, administrators, successors and assigns were named herein.

(30.) In the event any payment provided for herein shall be made more than fifteen (15) days after the due date thereof, a "late charge" of four cents (\$.04) for each dollar (\$1.00) of such payment shall become immediately due to the Mortgagee as liquidated damages for failure to make prompt payment. Such charge shall be payable not later than the due date of the next payment and shall be secured by this mortgage.

(31.) In the event of condemnation, the Mortgagee shall not be limited to the interest paid on the award by the condemning authority but shall be entitled to receive out of the award interest on the entire unpaid principal sum at the rate herein