

secured debt is extended, then in such event, no such extension or extensions shall in any way alter, vary or diminish the force, effect or priority of the lien of this Mortgage. Unless expressly agreed in writing by the Mortgagee, this lien shall continue as the second lien on the Mortgaged Property, until all sums with interest and other appurtenant charges hereby secured shall be fully paid. Any extension agreement or agreements duly executed by the Mortgagor shall, with the consent of Mortgagee, be sufficient to extend the lien hereby evidenced without the consent of any person hereafter acquiring a lien, title or interest in or to the Mortgaged Property or any part thereof. No other security now existing, or hereafter taken, to secure the payment of said debt or any part thereof, shall be impaired or affected in any manner by the execution of this instrument; and no security subsequently taken to secure the payment of said debt, or any part thereof, shall affect or impair in any manner the lien of this Mortgage, but all such additional security shall be taken and held as cumulative.

38. In case this lien shall be foreclosed by judicial action, and provided all sums, including interest owing under the Note and hereby secured are paid in full as in this Mortgage provided, the purchaser at such sale, shall receive as an incident to his ownership of said realty immediate possession thereof. But if any portion of said realty be then leased or rented, at its option it may confirm such lease or rent contract; and thereupon it shall succeed to all rights of the former owner of the property in all rentals due or to become due for the unexpired term thereof, and shall be entitled to recover from such former owner his just portion of all rentals paid in advance.

39. In the event of the passage after date of this Mortgage of any law changing in any way the laws so as to provide for the taxation of the mortgages, and such changes result in the imposition