

paragraphs 2 and 4 above, and to make any other payments herein provided to be made by Grantor and any amounts so paid by Grantee together with any amounts paid by Grantee for protection of the mortgaged premises shall then be added to the principal debt named herein and bear interest at the same rate as said principal debt from the date of such payment and be secured by this mortgage deed. Grantee shall have a lien on said premises by virtue of this Mortgage to secure payment of each and every other liability, whether now or hereafter existing, of Grantor to Grantee, and whether created directly between Grantor and Grantee, or acquired by Grantee from some third person or persons.

6. Grantor will pay the cost of a title document satisfactory to Grantee showing title to the above-described premises to be as herein warranted; that in the event of any subsequent change in the title, Grantor will pay the costs of an extension or addendum to said document showing such title change and will also pay the cost of changing the insurance and other records in connection with this loan; and that there shall be no change in the ownership of the premises hereby mortgaged without the written consent of Grantee.

7. Grantor will execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, from time to time, at the request of Grantee, all such further deeds, conveyances, mortgages, assignments of leases now existing or hereafter entered into and covering a portion of the mortgaged property, transfers, and other instruments as Grantee shall require for the better assuring, conveying, transferring, mortgaging, assigning and confirming unto Grantee all and singular the mortgaged premises.

8. As additional and collateral security for payment of the Obligations of Grantor herein described, Grantor hereby sells, assigns, transfers and sets over to Grantee all the rents, issues, income and proceeds of whatsoever description or character presently or hereafter derived or arising from the premises described herein, and hereby authorizes and directs all tenants and lessees who shall at any time occupy space in the improvements now or hereafter located on the premises described herein to pay to the order of Grantee all rents payable to Grantor upon written request therefor by Grantee, and grants to Grantee all Grantor's right to collect and receive the same and to institute and maintain any suit or proceedings therefor. The purpose of this assignment is as further security for said note. Grantee's receipt for rental so paid shall be a good quittance to the tenants and lessees of any claim by Grantor for such rents so paid. By accepting this mortgage deed, Grantee agrees that it will not exercise its rights pursuant to this assignment unless and until Grantor is in default in the conditions hereof.

9. In the event any part of the premises herein described is condemned or taken by any governmental authority or entity, any award made therein shall be paid to Grantee and Grantee shall have the right and option of applying such award or any part of it to any obligation secured hereby, and of releasing any balance not so applied to the person or persons to whom such award was made.

10. Upon a default in any of the terms of the Obligations secured hereby, or upon a breach of any condition or covenant of this mortgage deed Grantee may take possession of said premises, rent the same and collect all rents due on said premises, and after deducting its reasonable charges therefor, apply the proceeds to the satisfaction of said Obligations and liabilities created by any of the agreements above recited, and may so continue to do until full payment and performance shall have been thus effected.

11. Upon a default in any of the terms of the Obligations secured hereby, or upon a breach of any condition or covenant of this mortgage deed, foreclosure proceedings may be instituted, at the option of Grantee. In any such action, Grantee shall be entitled, without notice and without regard to the adequacy of the security of the debt, to the appointment of a receiver of the rents and profits of the mortgaged premises. If, in contemplation of legal proceedings, by reason of any default hereunder, Grantee shall incur expense for title examination, said Grantee shall have an immediate claim against Grantor therefor together with a lien on said premises under this mortgage deed for the amount thereof. In case of foreclosure, the mortgaged premises may be offered for sale in one or more parcels at the election of Grantee.