

the remainder of the security of this Mortgage or the priority of the rights created by this Mortgage.

38. Interest After Maturity. The principal amount of the Obligations and, if permitted by law, any accrued interest thereon, shall bear interest from and after maturity, whether or not resulting from acceleration, at the Interest Rate, but this shall not constitute an extension of time for payment of the Obligations or accrued interest.

39. Rights Cumulative. The rights and remedies provided for in this Mortgage, or which the Mortgagee may have otherwise, at law or in equity, shall be distinct, separate and cumulative and shall not be deemed to be inconsistent with each other, and none of them, whether or not exercised by the Mortgagee, shall be deemed to be in exclusion of any other, and, to the extent permitted by law, any two or more of all such rights and remedies may be exercised at the same time.

40. Severability. If any term or provision of this Mortgage or the application thereof to any Person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Mortgage, or the application of such term or provision to Persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term and provision of this Mortgage shall be valid and enforceable to the fullest extent permitted by law. If any payments required to be made under