

lien of this mortgage, or the priority of such lien, as security for the payment of the indebtedness as it may be so extended or modified, over any subordinate lien; and the holder of any subordinate lien shall have no right to terminate any lease affecting the premises whether or not such lease be subordinate to this mortgage; and the Mortgagee may resort for the payment of the indebtedness secured hereby to any other security therefor, other than savings deposits of the Mortgagor with the Mortgagee, held by the Mortgagee in such order and manner as the Mortgagee may elect.

16. The Mortgagee shall not be compelled to release, or be prevented from foreclosing or enforcing this mortgage upon all or any part of the property hereby mortgaged, unless the entire debt and all items hereby secured shall be paid in lawful money as aforesaid; and shall not be required to accept any part or parts of the said property, as distinguished from the entire whole thereof, as payment of or upon the said debt to the extent of the value of such part or parts; and shall not be compelled to accept or allow any apportionment of the said debt to or among any separate parts of the said property.

17. Notwithstanding any taking by eminent domain, alteration of the grade of any street or other injury to or decrease in value of the premises by any public or quasi-public authority or corporation, the Mortgagor shall continue to pay interest on the entire principal sum then secured and all payments required by the note and this mortgage until any such award or payment shall have been actually received by the Mortgagee and any reduction in the principal sum resulting from the application by the Mortgagee of such award or payment as hereinafter set forth shall be deemed to take effect only on the date of such