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6. Provided if Mortgagor shall pay all indebtedness hereby secured, agreeably to the stipulations contained in this mortgage and comply with all terms and obligations of Mortgagor herein, then this mortgage to be void. But if default shall be made in the payment of the indebtedness hereby secured, or in any other of Mortgagor's obligations hereunder, or if Mortgagor defaults in its obligations under any instrument evidencing or securing any other indebtedness owed by Mortgagor to Mortgagee, or defaults in payment of such other indebtedness, or if Mortgagor becomes insolvent, or if a petition shall be filed in bankruptcy by or against Mortgagor, or if Mortgagor executes an assignment for the benefit of creditors, or if any change takes place in the ownership or control of Mortgagor's business, or if Mortgagor (when a corporation) undertakes a reorganization or merges with another company, or should any money judgement against Mortgagor remain unsatisfied for ten (10) days after it becomes final, or if any attempt be made to remove, lease, sell or otherwise dispose of or injure such Collateral, by the Mortgagor, or any person or persons, or if at any time such Collateral becomes subject to, or is about to become subject to, any security interest, lien, mortgage, levy, demand or claim of any other party, or if the Mortgagee shall at any time, in good faith, deem said debt insecure, or fear diminution or waste of said Collateral, then Mortgagee may at its option declare the entire indebtedness hereby secured immediately due and payable in full and it shall be lawful for the Mortgagee, by agent or attorney, to proceed as follows:

To take immediate possession of said Collateral wherever it may be, and for that purpose may, with or without force or process of law, enter upon the premises of the Mortgagor or of the holder of said Collateral, and search for, take possession of, remove, sell and dispose of said Collateral and all equity of redemption therein, as provided by law, and retain out of the proceeds the amount then due on the indebtedness secured hereby, and all expenses incurred for pursuing, searching for, taking, removing, caring for, advertising and selling said Collateral, any prior liens thereon, and such attorney's fee as may be reasonable and proper, returning the surplus, if any, to the Mortgagor. The Mortgagee may become purchaser at said sale.

Mortgagor shall be liable to pay any deficiency resulting from disposition of the Collateral by Mortgagee on default.

7. So long as the conditions of the mortgage are fulfilled the Mortgagor shall remain in peaceful possession of Collateral, agreeing in consideration thereof to keep said Collateral in as good condition as it now is without expense to the Mortgagee.

8. This instrument embodies the whole agreement between Seller and Buyer. There are no promises, terms, conditions or obligations other than contained herein.

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