

prevent or retard said mortgagees in the collection of said sums or in the enforcement of their rights by foreclosure or otherwise.

10. In the event of any default in the conditions or provisions of said note, said mortgagees may, at their option, and without notice, declare the whole amount of the indebtedness hereunder to be immediately due and payable, and may foreclose the mortgage securing this note. In case of any default, the balance of the indebtedness hereunder shall draw interest at 10% per annum from the beginning of such default until paid.

11. The failure of said mortgagees to assert any of their rights hereunder at any time shall not be construed as a waiver of their right to assert the same at any later time, and to insist upon and enforce strict compliance with all the terms and provisions of said note and of said mortgage. Notice of the exercise of any option granted herein to said mortgagees shall not be required.

12. It is the intention and agreement of the parties hereto that this mortgage shall also secure any future advancements made to mortgagors, or any of them, by mortgagees, and any and all indebtedness in addition to the amount above stated which the mortgagors, or any of them, may owe to the mortgagees, however evidenced, whether by note, book account or otherwise. This mortgage shall remain in full force and effect between the parties hereto and their heirs, personal representatives, successors and assigns, until all amounts due hereunder, including future advancements, are paid in full, with interest, and upon the maturing of the present indebtedness for any cause, the total debt on any such additional loans shall at the same time and for the same specified causes be considered matured and draw ten per cent interest and be collectible out of the proceeds of sale through foreclosure or otherwise.

13. If said mortgagors shall cause to be paid to mortgagees the entire amount due them hereunder and under the terms and provisions of said note hereby secured, including future advances, and any