

reduction of the sums secured hereby, in such manner as the Lender shall determine, any amount paid in accordance herewith remaining to the Borrower's credit.

(d) If the Mortgaged Property or any part thereof is damaged by fire or any other cause, the Borrower will give immediate written notice of the same to the Lender.

1.06 INSOLVENCY. If proceedings be instituted by or against the Borrower under any bankruptcy or insolvency law or other law for the benefit of creditors or relief of debtors, or should title to or possession of the Mortgaged Property pass to any receiver, trustee, or assignee for the benefit of creditors, the entire indebtedness secured hereby shall without notice become immediately due and payable at the option of the Lender.

1.07 CONDEMNATION. If all or any part of the Mortgaged Property shall be damaged or taken through condemnation (which term when used in this mortgage shall include any damage or taking by any governmental authority, and any transfer by private sale in lieu thereof), either temporarily or permanently, the entire indebtedness secured hereby shall at the option of the Lender become immediately due and payable. The Lender shall be entitled to all compensations, awards, and other payments or relief therefor and is hereby authorized, at its option, to commence, appear in and prosecute, in its own or the Borrower's and Fee Owner's names, any action or proceeding relating to any condemnation, and to settle or compromise any claim in connection therewith. All such compensation, awards, damages, claims, rights of action and proceeds and the right thereto are hereby assigned by the Borrower and Fee Owner to the Lender who, after deducting therefrom all its expenses, including attorneys' fees, may release any moneys so received by it without affecting the lien of this mortgage or may apply the same in such manner as the Lender shall determine, to the reduction of the sums secured hereby, and to any prepayment charge herein provided, and any balance of such moneys then remaining shall be paid to the Borrower and Fee Owner as their interests may appear. The Borrower