

and deliver, upon request, any and all assignments and other instruments sufficient for the purpose of confirming this assignment of said awards and payments to Mortgagee free, clear and discharged of any encumbrances of any kind or nature whatsoever.

Notwithstanding any taking by eminent domain, change of grade of streets 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 the required interest on the Indebtedness and other sums secured hereby until any such award or payment shall have been actually received by the Mortgagee and applied as hereinafter set forth toward reduction of the Indebtedness and other sums secured hereby; said award or payment may, at the option of the Mortgagee, be retained and applied by the Mortgagee after payment of reasonable attorney's fees, costs and expenses incurred in connection with the collection of such award or payment toward payment of such part of the Indebtedness and other sums secured hereby, and whether or not such part of said Indebtedness and other sums secured hereby are then due and payable, or to be paid over wholly or in part to the Mortgagor for the purpose of altering, restoring or rebuilding any part of the premises which may have been altered, damaged or destroyed as a result of any such taking, change of grade, or other injury to the premises, or for any other purpose or object satisfactory to the Mortgagee, but the Mortgagee shall not be obligated to see to the application of any amount paid over to the Mortgagor; and if prior to the receipt by the Mortgagee of such award or payment the premises shall have been sold on foreclosure of this mortgage, the Mortgagee shall have the right to receive said award or payment to the extent of any deficiency found to be due upon such sale, with legal interest thereon, whether or not a deficiency judgment on this mortgage shall have been sought or recovered or denied, and of the reasonable counsel fees, costs and disbursements incurred by the Mortgagee in connection with the collection of such award or payment.