

mortgage in default and nevertheless may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment. All monies paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorney's fees, and any other monies advanced by Trustees or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to the Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured thereby and shall become immediately due and payable without notice and with interest thereon at the rate of eight per cent per annum. Inaction of holders of the note shall never be considered as a waiver of any right accruing to them on account of any of the provisions of this paragraph.

2. The holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
3. At the option of the holders of the note and without notice to Mortgagor, its successors or assigns, all unpaid indebtedness secured by this Mortgage shall, notwithstanding anything in the note or in this Mortgage to the contrary, become due and payable:
  - (a) immediately in the case of default making payment of any installment of principal or interest on the note, or
  - (b) in the event of the failure of Mortgagor, or its successors or assigns to do any of the things specifically set forth in paragraph one hereof and such default shall continue for