

refinancings or otherwise, including, without limitation, repayment to the Mortgagee of all sums advanced by the Mortgagee for or on account of the Mortgagor pursuant to the terms of this Mortgage, and all other expenses, costs and fees, including reasonable attorneys' fees paid or incurred by the Mortgagee in connection with the collection of all indebtedness and interest thereon secured hereby, the taking possession of the Mortgaged Property, the protection, preservation and maintenance of the Mortgaged Property, or the creation, perfection, realization upon, disposition or enforcement of any of the Loan Documents; and (iii) payment of any renewals, extensions or modifications of, or substitutions for, all such indebtedness, and all interest that shall accrue thereon, whether before or after maturity. All of the indebtedness, interest thereon and liabilities described in the above clauses (ii) and (iii) and secured hereby are hereinafter referred to as the "Secured Indebtedness."

IN CONSIDERATION of the premises and of the indebtedness herein recited and for the sum of Ten Dollars (\$10.00) in hand well and truly paid by the Mortgagee to the Mortgagor, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor, subject to the matters set forth herein, does hereby grant, bargain, sell, alien, remise, release, convey, transfer, assign, set over and confirm unto

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