

incurred, shall constitute additional indebtedness secured by this Mortgage, and shall be paid by the Mortgagor to the Mortgagee on demand.

At such sale the Mortgagee may bid for and acquire any part of the Mortgaged Property and in lieu of paying cash therefor may take settlement for the purchase price by crediting upon the sums due and payable under and secured by this Mortgage the net sales price which shall be the proceeds of sale after deducting therefrom the expenses referred to above.

(e) Title Reports. The Mortgagee may cause to be brought down to date an abstract or abstracts and tax histories of the Mortgaged Property, procure title insurance or title reports or, if necessary, procure new abstracts and tax histories, all of the above at the Mortgagor's expense.

(f) Remedies Cumulative and Concurrent. All rights and remedies of the Mortgagee shall be cumulative and concurrent and may be pursued separately, successively or together against the Mortgagor, other obligors or the Mortgaged Property, or any part of them, at the sole discretion of the Mortgagee and may be exercised as often as occasion therefor shall arise. The failure to exercise any such right or remedy shall in no event be construed as a waiver or release thereof.

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