

BOOK 36 PAGE 293

BOOK 939 PAGE 880

26. Other Provisions: The rights of Beneficiary, granted and arising under the clauses and covenants contained herein or in any other instrument securing this loan, shall be separate, distinct and cumulative of other powers and rights herein granted and all other rights which Beneficiary may have in law or equity, and none of them shall be in exclusion of the others; and all of them are cumulative to the remedies for collection of indebtedness, enforcement of rights under mortgages, and preservation of security as provided at law. No act of Beneficiary shall be construed as an election to proceed under any one provision herein or under the Note to the exclusion of any other provision, or an election of remedies which operates to bar any other remedy allowed at law or in equity, anything herein or otherwise to the contrary notwithstanding.

If any provision of this Deed of Trust, the Note, Loan Agreement, Guaranty, or any other instrument evidencing or securing this loan, or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of the instrument in which such provision is contained, nor the application of the provision to other persons, entities or circumstances, nor any other instrument referred to hereinabove shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

Grantor shall execute and deliver (and pay the costs of recording thereof), upon demand, any further instrument or instruments, including, but not limited to, deeds of trusts or corrections or amendments thereto, security agreements, financing statements, assignments and renewal and substitution notes, so as to re-affirm, to correct and to perfect the evidence of the obligation hereby secured and the legal title of Trustee and Beneficiary to all or any part of the Premises intended