

TOGETHER with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that Mortgagors shall be entitled to collect and retain the said rents, issues, and profits until default hereunder), and including all the buildings, walks, fences, shrubbery, driveways, improvements and fixtures of every kind, including stoves, refrigerators, ranges, cabinets, venetian blinds, heaters, boilers, radiators, engines, machines, motors, screens, blinds, doors, hardware, wires, switches, electric fixtures, bells, insulations, and all other water, plumbing, ventilating, and heating equipment, including stokers, oil burners, tanks, air conditioning equipment now upon or which may hereafter be placed upon said property, shall be deemed to be fixtures and part of the realty herein conveyed, and shall be deemed part of the security for the indebtedness herein mentioned, and shall be covered by this Mortgage.

TO HAVE AND TO HOLD, all and singular the said property unto Mortgagee, its successors and assigns forever. Mortgagors covenant that they are lawfully seized of the premises hereinabove described in fee simple absolute (or such other estate, if any, as is stated hereinbefore), that they have good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except as herein otherwise recited. Mortgagors further covenant to warrant and forever defend all and singular the premises as herein conveyed, unto Mortgagee forever, from and against Mortgagors and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, that if Mortgagors, their heirs, executors, administrators or assigns, shall and do well and truly pay, or cause to be paid, unto Mortgagee, its successors or assigns, the said debt aforesaid, with interest as aforesaid on the day and time hereinbefore mentioned and appointed for the payment of the same, and shall perform the covenants herein contained then this Mortgage, and the estate hereby granted shall cease, determine and be utterly null and void; otherwise, it shall remain in full force and virtue.

Mortgagors further covenant and agree as follows:

1. They will promptly pay said Note with interest thereon as the same becomes due and payable; and will pay, before they become delinquent, all taxes, municipal assessments or charges assessed or due during the current year against the within described property and which shall have priority in lien or payment to this Mortgage or the debt secured hereby, and will promptly deliver the official receipts therefor to Mortgagee; and will keep all fences, buildings, and other improvements now on said premises, and hereafter put thereon, in good condition and repair, and will do no act by which the value of said premises may be impaired.