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As additional collateral, the Mortgagors are assigning to the Mortgagee the Lease entered into by and between them and the Gulf Oil Corporation on November 4, 1959. It being understood that the collection of rent under this assignment is conditioned upon the Mortgagors defaulting in their payments as more specifically set forth in the Note which this Mortgage secures.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Ida A. Solomons her Heirs and Assigns forever. And we do hereby bind ourselves, and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Ida A. Solomons, her

Heirs and Assigns, from and against us and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagors agree to insure the house and buildings on said lot in a sum not less than Six Thousand and No/100-----(\$6,000.00)----- Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in

name and reimburse for the premium and expense of such insurance under this mortgage, with interest.