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TO HAVE AND TO HOLD all and singular the said premises unto the mortgagee, its successors and assigns, forever.

AND the said mortgagor does hereby bind itself and its successors to procure or execute any further necessary assurances of title to the said premises, and also to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against itself and its successors and assigns, and against every person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

THE mortgagor does hereby transfer, set over and assign to mortgagee all rents, issues and profits of the premises from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving to mortgagor, however, so long as mortgagor is not in default hereunder, the right to receive and retain such rents, issues and profits.

PROVIDED ALWAYS, that if the mortgagor or the successors of the mortgagor, shall pay unto the said mortgagee, its successors or assigns, the said sum of money mentioned in said note or obligation, and the interest thereon, at the time and in the manner specified therein, and any and all other sums which may become due and payable hereunder, then these presents and the estate hereby granted shall cease, determine and be void, otherwise to remain in full force and virtue.

AND the mortgagor for itself, its successors and assigns, covenants with the mortgagee as follows, to wit:

FIRST: That the mortgagor will pay the indebtedness as hereinbefore provided, and, if default be made in the payment