

and his heirs and assigns, and against every person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

THE Mortgagor, for himself and his heirs and assigns, hereby represents and warrants to the Mortgagee, its successors and assigns, as follows, to-wit:

1. The Mortgagor is the absolute owner in fee simple of the premises hereinabove described and has good right and lawful authority to grant, convey and mortgage the same, and said property is free and clear of any and all liens and encumbrances whatsoever except as disclosed by the title policy or policies furnished to the Mortgagee, and except for the contemplated lease by the Mortgagor to the United States of America for postal purposes which is to be assigned, together with the rents accruing thereunder, as additional security for the indebtedness secured by this mortgage, and except for the irrevocable right and option of the United States of America to purchase said property as provided in said contemplated lease, and except for taxes, if any, which are current and not yet due or delinquent and except for this mortgage; and the Mortgagor will forever warrant and defend the title to said property against the claims of all persons whomsoever and on demand will execute any additional instruments which may be necessary or take whatever steps fitting and proper to give the Mortgagee a valid