

Also the right and easement to construct and maintain a wall, supports and pilasters on the property of Modern Warehouses, Inc., adjoining the sidelines of the above lot, this easement to be six inches in width along each side line or to include the existing walls, supports and pilasters, whichever may be wider, reserving to Modern Warehouses, Inc., the right to attach to said wall within said easement as a party wall. The property on which the above easement is granted is the same conveyed to Modern Warehouses, Inc., by R. M. Caine, Walter S. Griffin and Walter W. Goldsmith by deed dated November 15, 1961 and recorded December 5, 1961 in said R. M. C. Office in Deed Book 688 at pages 7 and 18, and shown on a plat recorded in Plat Book "ZZ" at page 100.

The note secured by this mortgage is a certain promissory note, the terms of which are hereinabove set forth, executed by Modern Warehouses, Inc., Blake Garrett, David Garrett, Walter Goldsmith, W. R. Timmons, Jr., Fred Reed and H. B. Moorhead.

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

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.