

The Mortgagees herein under the terms of their contract to sell the above described premises to the Mortgagor herein obligated themselves to remove from the above described lot on or before February 1, 1964, the peach shed, the outdoor cistern tank, the barn, tenant house and all nectarine and peach trees; but it is understood that should the Mortgagees for any reason fail to remove said buildings, structures, and trees prior to February 1, 1964, then the Mortgagor may forthwith employ some person, firm or corporation to remove said buildings, structures and trees; and any and all expenses incurred by him therefor shall be deducted from the amount due on this mortgage and the note secured thereby.

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 mortgagee(s), **their** heirs, successors and Assigns. And **they** do hereby bind **themselves,** **their** Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s), **their** heirs, successors and Assigns, from and against the mortgagor(s), **his** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.