

be and form a part of the realty and are covered by the lien of this mortgage.

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 GULF OIL CORPORATION, its successors and assigns forever.

AND we do hereby bind ourselves and our heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the said premises unto the said mortgagee its successors and assigns, from and against ourselves and our heirs, executors and administrators, and all other persons lawfully claiming, or to claim the same or any part thereof.

TOGETHER also with any and all award and awards heretofore made and hereafter to be made by any municipal or state authorities to the present and all subsequent owners of the premises herein described, including any award or awards for any change or changes of grade of streets affecting said premises, which said award and awards are hereby assigned to the said mortgagee, and the legal representatives, successors and assigns of the mortgagee; and the said mortgagee, for the said mortgagee, and the legal representatives, successors and assigns of the mortgagee (at its or their option) are hereby authorized, directed and empowered to collect and receive the proceeds of any such award and awards from the authorities making the same and to give proper receipts and acquittances therefor, and to hold and apply the same toward the payment of the amounts owing on account of this mortgage and its accompanying bond and towards the payment, satisfaction, and performance of, and as security for, the other covenants, promises, and agreements secured hereby and mentioned in the other instruments referred to herein and on the part of the mortgagor to be performed, notwithstanding the fact that the amount owing on account of this mortgage and said bond and other