

2. Upon the express condition that at the date hereof, there is no existing second mortgage or other lien or right or claim of lien against the property described in the aforesaid mortgage, other than taxes and improvements or maintenance assessments; and upon the express condition that nothing herein contained and nothing done pursuant hereto shall affect or impair the priority or validity of the lien of its mortgage; and provided the above assumption agreement is valid and effective, the Mortgagee hereby releases the Mortgagor Transferee from all liability on the said mortgage and note, without, however, in any respect releasing, modifying, or impairing the lien of the mortgage on the mortgaged property.

3. The mortgaged property shall remain subject to the lien of the mortgage, and nothing contained herein or done pursuant hereto shall affect such lien or the priority thereof over other liens or shall release or affect the liability of any other person, firm, or corporation who may now or hereafter be liable on said mortgage and note, nor shall anything contained herein or done in pursuance hereof affect any other security or instrument, if any, held by the Mortgagee as security for the mortgage indebtedness or for the performance of any of the covenants of the note or mortgage.

4. All obligations of Owners hereunder shall be joint and several.

5. As used herein, the word "mortgage" means and includes the mortgage, trust deed, deed of trust, mortgage deed, loan deed, or other instrument in the nature of a mortgage, by whatever name called, securing the mortgage debt, the word "note" means and includes every principal or interest note, bond, coupon or other instrument evidencing the mortgage debt, the singular includes the plural, and the plural includes the singular.

In the Presence of:

<u>Vona J. Conley</u>	<u>Juan Piz Ciser</u> (SEAL)
	Juan Perez-Cisneros
	Mortgagor Transferee
<u>Carol A. Neida</u>	
As to Mortgagor Transferee	
<u>E. Randolph Stone</u>	<u>Cordell P. Porter</u> (SEAL)
	Cordell P. Porter
	Owner
<u>Margaret Manning</u>	<u>Muriel J. Porter</u> (SEAL)
As to Owner	Muriel J. Porter
	Owner

THE PHILADELPHIA SAVINGS FUND SOCIETY

By: P. R. [Signature]  
Title: Assistant Vice President  
Mortgagee

ATTEST:

[Signature]  
Title: Secretary

In the Presence of:

[Signature]  
Nancy C. Neitman  
As to Mortgagee

2.