

(d) all rents, revenue, income, profits and other benefits arising from the use or enjoyment of all or any portion of the said property;

(e) all of Mortgagor's right, title and interest in and to any award or awards heretofore made or hereafter to be made by any municipal, state or Federal authorities or Boards to the present and all subsequent owners of the said property, including any award or awards for a taking of title, possession or right of access to a public way or for any change or changes of grade of streets affecting said property; and

(f) all the estate, right, title interest, claim or demand whatsoever of Mortgagor, either at law or in equity, in possession or expectance of, in and to the said property;

(hereinafter called the Mortgaged Property):

SUBJECT, HOWEVER, TO the encumbrances set forth on Schedule B hereto (hereinafter called the Permitted Encumbrances);

TO HAVE AND TO HOLD the same unto Mortgagee, its successors and assigns, forever.

THE CONDITION OF THESE PRESENTS is such that if the principal of and interest on the Note and all other indebtedness secured hereby is paid, as and when the same shall become due and payable, then this Mortgage and the estate and rights hereby granted shall be void, otherwise to remain in full force and effect.