

(d) all other sums recoverable by Mortgagee under the terms of the Note, this Mortgage and any and all documents other than this Mortgage and the Note now or hereafter executed by Mortgagor and/or others which wholly or partially secure the Note (the "Other Security Documents").

Granting Clause.

In consideration of the aforesaid principal sum and intending to be legally bound hereby, and as security for the payment of the Obligations Secured, Mortgagor hereby gives, grants, bargains, sells, warrants, alienates, remises, releases, conveys, assigns, transfers, mortgages, hypothecates, deposits, pledges, sets over and confirms unto Mortgagee and does agree that Mortgagee shall have a security interest in the following described property (collectively, the "Mortgaged Property") now owned or held or hereafter acquired, to wit:

(i) the Premises, including all of the easements, rights, privileges, liberties, hereditaments, streets, alleys, passages, ways, waters, watercourses, rights and appurtenances thereunto belonging or in anywise appertaining thereto and all of the estate, right, title, interest claim or demand whatsoever of Mortgagor therein and in the streets and ways adjacent thereto, either in law or in equity, in possession or expectancy, now or hereafter acquired (collectively, the "Realty");

(ii) the structures or buildings, additions and improvements, and replacements thereof, erected upon the Realty, including any on-site total energy systems providing electricity, heating and air-conditioning, and all plant equipment, apparatus, machinery and fixtures of every kind and nature whatsoever forming part of said structures or buildings or of any structures or buildings heretofore or hereafter standing on the Realty or on any part thereof (collectively, the "Improvements");

(iii) all machinery, apparatus, equipment, fittings, fixtures, and articles of personal property of every kind and nature whatsoever and replacements thereof, including but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating and power equipment,