

over and confirm unto the Mortgagee the following described property (hereinafter referred to collectively as the "Premises") now owned or held or hereafter acquired, to wit:

(i) the Realty, as more particularly described in Schedule "A" annexed hereto and made a part hereof, including all of the easements, rights, privileges and appurtenances thereunto belonging to or in anywise appertaining to and all of the estate, right, title, interest, claim or demand whatsoever of the Mortgagor therein and in the streets and ways adjacent thereto, either in law or in equity, in possession or expectancy, now or hereafter acquired;

(ii) the structures or buildings, and replacements thereof, to be erected upon the Realty by the Mortgagor, including all plant equipment, apparatus, machinery and fixture of every kind and nature whatsoever forming part of said structures or buildings or of any structures or buildings heretofore standing on the Realty or on any part thereof (collectively the "Improvements");

(iii) all fixtures, fittings, appliances, apparatus, equipment, machinery and articles of personal property and replacements thereof, other than those owned by lessees, now or at any time hereafter affixed to, attached to, placed upon or used in any way in connection with the complete and comfortable use, enjoyment, occupancy or operation of the Improvements on the Realty (collectively the "Chattels");

(iv) all proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards;

(v) all leases of the Premises, or any part thereof, now or hereafter entered into and all right, title and interest of the Mortgagor thereunder, including, without limitation, cash or securities deposited thereunder to secure performance by the lessees of their obligations thereunder, including, further, the right upon the happening of any default hereunder, to receive and collect the rents thereunder,