

after belong to or be used with the premises or any buildings or improvements thereon, and whether attached or detached, all of the fixtures, fittings, appliances, apparatus, equipment, machinery, chattels and articles of personal property and replacements thereof now or at any time hereafter affixed to or attached to or placed upon and used in any way in connection with the complete use, enjoyment and occupancy of the improvements on the premises described hereinabove, all of which shall be deemed to be fixtures and shall be part of the security for the indebtedness herein mentioned and shall be covered by this Mortgage; and together with all and singular the buildings, improvements, ways, streets, alleys, passages, privileges, easements, tenements and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the said premises, and every part thereof, unto the Mortgagee, its successors and assigns forever. And the undersigned covenants with the Mortgagee that the undersigned is lawfully seized in fee simple of said premises and have a good right to sell and convey the same as aforesaid; that the said premises are free of all encumbrances not herein specifically mentioned; and that subject only to exceptions herein specifically mentioned Mortgagor does warrant and will defend the title to the same unto Mortgagee against the lawful claims of all persons whomsoever.

THIS MORTGAGE IS MADE, however, subject to the following covenants, conditions and agreements:

1. Mortgagor shall pay the said indebtedness and interest thereon when and as they shall become due, whether in course or under any condition, covenant, or agreement herein contained, together with any other indebtedness which Mortgagor may owe to Mortgagee, it being further agreed that any statement in a note or obligation that it is secured by this Mortgage shall be conclusive evidence of such fact.

2. Together with and in addition to the monthly payments of interest payable under the terms of the Note secured hereby,