

TOGETHER with the appurtenances and all the estate and rights of the Mortgagor in and to said premises.

TOGETHER with all the right, title and interest of the Mortgagor in and to all streets, roads and public places, opened or proposed, in front of and adjoining the said premises owned by the Mortgagor, and all easements and rights of way, public or private, now or hereafter used in connection with said premises.

TOGETHER with all buildings, improvements, fixtures and articles of personal property now or hereafter affixed to, placed upon or used in connection with the maintenance or operation of said premises, all of which are covered by this mortgage. The foregoing notwithstanding, furniture supplied in apartments rented as "furnished" shall not be covered by this mortgage. This provision shall be self-operative, but the Mortgagor will execute and deliver to the Mortgagee on demand, and hereby irrevocably appoints the Mortgagee the attorney-in-fact of the Mortgagor to execute, deliver and file, such financing statements and other instruments as the Mortgagee may require in order to impose the lien hereof more specifically upon said fixtures and personal property. If the lien of this mortgage on any fixtures or personal property be subject to a conditional bill of sale, chattel mortgage or security interest covering such property, then in the event of any default hereunder all the right, title and interest of the Mortgagor in and to any and all deposits are hereby assigned to the Mortgagee, together with the benefit of any payments now or hereafter