

TOGETHER with all rents, issues, and profits of the mortgaged premises under any lease or tenancy now existing or hereafter created, reserving however unto the Mortgagor, so long as it is not in default hereunder, the right to receive and retain such rents, issues and profits;

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever. And the Mortgagor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the premises, fixtures and personal property unto the Mortgagee, its successors and assigns and all others whomsoever lawfully claiming or to claim the same or any part thereof and for itself, its successors and assigns that at and until the ensealing of these presents it was well seized of the above described premises, fixtures and personal property as a good and indefeasible estate in fee simple and has good right to sell and encumber and convey the same, and that the same are free from all encumbrances and liens whatsoever;

TO HAVE AND TO HOLD, all and singular, the said premises unto the Mortgagee, its successors and assigns forever;

AND the Mortgagor covenants with the Mortgagee as follows: