

used in connection with the mortgaged premises and all rights, privileges, interest, easements, hereditaments and appurtenances thereunto belonging or in any wise pertaining thereto, and all fixtures and appliances now or subsequently attached to or used in connection with the mortgaged premises, and the rents, issues, income, uses and profits of the mortgaged premises.

This mortgage is given to secure the performance of the provisions hereof and the payment of all loans of money ("Advances") heretofore or hereafter made by Bank to Mortgagors. Bank shall not be obligated to make Advances hereunder in excess of the aggregate sum of \$125,625.00. All advances shall be evidenced by the promissory note(s) of Mortgagors payable to the order of Bank.

In addition, Mortgagor, to secure further the payment of the indebtedness evidenced by the Note, and any further advances made hereunder, and the performance of Mortgagor's covenants and agreements herein contained, and in consideration of One Dollar, in hand paid, receipt whereof is hereby acknowledged, does by these presents grant a security interest in, and sell, convey, confirm, mortgage and set over unto Bank and its successors and assigns, all of the items of personal property described in Paragraph 10, now owned or hereafter acquired by Mortgagor, together with all substitutions, renewals, additions or replacements of any or all thereof made while any of the indebtedness evidenced by the Note(s) is outstanding and unpaid (all of such items of personal property being sometimes herein referred to as the "Collateral" and being included in the "Mortgaged Premises", as said term is defined and used in this instrument).

The Mortgagors jointly and severally covenant and agree with the Bank that:

1. Mortgagors will pay when due all indebtedness secured hereby, on the dates and in the amounts, respectively, as provided in the Note(s) and in this Mortgage, with attorneys' fees, and without relief from valuation or appraisal laws.

2. Mortgagors will not permit any lien of mechanics or materialmen to attach to the mortgaged premises.

3. Mortgagors will keep the mortgaged premises in good repair, and will not commit or permit waste thereon, and will pay when due all taxes and assessments levied or assessed against the

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