

awards, Chattels, rent, income, benefits, easements, ways, liberties, privileges and utilities, tenements, hereditaments, appurtenances, reversions, remainders, rents, issues, profits, estate, property, possession, claims and demands, are hereinafter collectively referred to as the "Mortgaged Property");

ARTICLE I

And Mortgagor further covenants with Mortgagee as follows:

SECTION 1.01. Mortgagor warrants that this Mortgage is and will remain a valid and enforceable lien on the Mortgaged Property subject only to those exceptions to title existing immediately prior to the acquisition by Mortgagor of the Mortgaged Property and to those prior mortgages referred to in Section 1.20 hereof. Mortgagor has full power and lawful authority to convey the Mortgaged Property in the manner and form herein done or intended hereafter to be done and will preserve such title, and will forever preserve, warrant and defend the same unto Mortgagee, and will forever preserve, warrant and defend the validity and priority of the lien hereof against the claims of all persons and parties whomsoever.

SECTION 1.02. Mortgagor will, at its sole cost and expense, and without expense to Mortgagee, do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, mortgages, assignments, notices of assignments, transfers and assurances as Mortgagee shall from time to time require, for the better assuring, conveying, assigning, transferring, and confirming unto Mortgagee the property and rights hereby conveyed or assigned or intended now or hereafter so

0.3.3.4

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