

struments as Mortgagee may reasonably request in order to perfect its security interest or to impose the lien hereof more specifically upon any of such property. Mortgagee shall have all the rights and remedies in addition to those specified herein of a secured party under the Uniform Commercial Code. The security interest herein granted shall not attach to such items of personal property as are owned by tenants of Mortgagor.

Everything referred to in paragraphs A, B, C, D, E and F hereof and any additional property hereafter acquired by Mortgagor and subject to the lien of this Mortgage or intended to be so is herein referred to as the "Mortgaged Property".

TO HAVE AND TO HOLD the Mortgaged Property and all parts thereof unto Mortgagee, its successors and assigns, to its own proper use and benefit forever, subject, however, as aforesaid and to the terms and conditions herein:

PROVIDED, HOWEVER, that if Mortgagor shall promptly pay or cause to be paid to Mortgagee the principal and interest payable under the Note, at the times and in the manner stipulated therein and herein, and shall keep, perform and observe all the covenants and promises in the Note, and any renewal, extension or modification thereof, and in this Mortgage, to be kept, performed or observed by Mortgagor, then this Mortgage, and all the properties, interest and rights hereby granted, conveyed and assigned, shall cease and be void, but shall otherwise remain in full force and effect.

Mortgagor covenants and agrees with Mortgagee as follows:

ARTICLE ONE

COVENANTS OF MORTGAGOR

1.01. Performance of Note, Mortgage, Etc. Mortgagor shall perform, observe and comply with all provisions hereof and of the Note, and will promptly pay to Mortgagee the principal with interest therein and all other sums required to be paid by Mortgagor under the Note and pursuant to the provisions of this Mortgage and of every other instrument securing the Note within applicable grace periods therein provided after payment shall become due.

1.02. Performance of Agreement of Sale. Mortgagor shall perform, observe and comply with all provisions of the Agreement of Sale within applicable grace periods therein provided.

1.03. Warranties of Mortgagor. Mortgagor covenants and warrants that it has good right, full power and lawful authority to convey, mortgage and encumber the Mortgaged Property as provided herein subject to defects arising by or through Mortgagee.

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