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FILED
GREENWICH CO. S.C.
MORTGAGE

DEC 14 1983

THIS MORTGAGE, entered into on this 13th day of December, 1983, at Providence, Rhode Island by ^{JUNIAL S. MARSHLEY} MARSHALL AND WILLIAMS COMPANY, a Rhode Island corporation ("Mortgagor").

W I T N E S S E T H:

WHEREAS, Mortgagor is indebted to FLEET NATIONAL BANK, a national banking association ("Mortgagee") as evidenced by a Promissory Note of even date herewith (hereinafter the "Mortgage Note") in the original principal amount of ONE MILLION TWO HUNDRED THIRTY-NINE THOUSAND FIFTY AND 42/100 (\$1,239,050.42) DOLLARS, plus interest thereon as provided therein;

NOW THEREFORE, to secure: (i) payment of the indebtedness evidenced by the Mortgage Note, the interest thereon and any other sums payable pursuant to the Mortgage Note; indebtedness; (ii) repayment of any advances or expenses of any kind incurred by Mortgagee pursuant to the provisions of or on account of the Mortgage Note or this Mortgage; and (iii) payment of all sums to be paid by Mortgagor hereunder and the performance and observance of all the terms, provisions, covenants and agreements of this Mortgage and the Mortgage Note (all of the foregoing indebtedness, interest, sums payable, advances expenses and costs of performance being hereinafter referred to as the "Indebtedness"), the parties agree as follows:

HABENDUM CLAUSE

Mortgagor does hereby grant, bargain, sell, alien, remise, release, assign, transfer, mortgage, convey and confirm unto Mortgagee, and grant a security interest in, that certain Real Property described in Exhibit A attached hereto and a part hereof, and all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging, or in any way appertaining (collectively the "Real Property" and: all machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever, now or hereafter located in any buildings or improvements on the Real Property, or any part thereof, and used or usable in connection with any present or future occupancy of said building and now owned or hereafter acquired by Mortgagor (hereinafter called "Building Equipment") including, but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, lifting, cleaning, fire

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