

DJH/61/jab
4/9/84

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together with all the privileges, appurtenances, rents, issues and profits to the same belonging.

To have and to hold the Property unto the Mortgagee, and its successors and assigns forever, for the uses and purposes herein set forth.

ARTICLE II.

2.1 Mortgagor represents and warrants the title to the Property subject to:

- (a) the matters set forth in Exhibit B, and
- (b) real estate taxes and assessments not yet due and payable.

Mortgagor represents and warrants that it has good right and full power to sell and convey the same and to execute this Mortgage and that Mortgagor will make any further assurances of title that the Mortgagee may require and will warrant and defend said Property against all claims and demands whatsoever, except the matters set forth in (a) and (b) of this Paragraph 2.1.

ARTICLE III.

3. Mortgagor hereby covenants and agrees as follows:

3.1 To pay the Indebtedness and the other sums secured hereby in the manner and at the times provided in the Note and in this Mortgage.

3.2 To pay, or cause to be paid, when due and payable by Mortgagor:

- (a) All real estate taxes, personal property taxes, assessments, water and sewer rates and charges, and all other governmental levies and charges, of every kind and nature

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