

25. The Mortgagor agrees that this instrument covers all the interest and estate, homestead or other claim both in law and in equity, which said Mortgagor now has or may hereafter acquire in said property, together with all easements and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments and appurtenances thereof, including all fixtures now or at any time hereafter attached to the above described real property, and any and all buildings and improvements now or hereafter erected thereon. Any and all furnishings, furniture, equipment and materials, and all other articles now or hereafter located on said real property and used in the operation of the improvements thereon, and all replacements, repairs, additions, accessions or substitutions thereto or therefor are HEREBY DECLARED to be a part of and annexed or appurtenant to said real property and subject to this Mortgage as a portion of the security for payment of the indebtedness secured hereby. In the event any of such furnishings, furniture, equipment and materials, or other articles are construed to be personal property notwithstanding the foregoing declaration, Mortgagor, or Debtor, hereby grants to Mortgagee as Secured Party, a security interest therein as additional security to secure performance of the obligations contained in this Mortgage. Unless otherwise stated hereinbelow, Mortgagor warrants and agrees that: (a) there is no financing statement covering said furnishings, furniture, equipment and materials, or other articles on file in any public office, other than with reference to the security interest granted hereby; and (b) such furnishings, furniture, equipment and materials, or other articles now or hereafter subject to this instrument are, and shall be kept, free from any adverse lien, security interest or encumbrance.

AND ALSO, all of the rents, issues and profits of the aforesaid property, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Mortgagee to collect and apply such rents, issues and profits.