

TOGETHER with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor of, in and to the same and of, in and to every part and parcel thereof.

TOGETHER with all right, title and interest of the Mortgagor, if any, in and to the land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the above described real estate to the center line thereof.

TOGETHER with any and all awards or payments, including interest thereon, and the right to receive the same, which may be made with respect to the premises as a result of (a) the exercise of the right of eminent domain, (b) alteration of the grade of any street, or (c) any other injury to or decrease in the value of the premises, to the extent of all amounts which may be secured by this mortgage at the date of receipt of any such award or payment by the Mortgagee, and of the reasonable counsel fees, costs and disbursements incurred by the Mortgagee in connection with collection of such award or payment. The Mortgagor agrees to execute and deliver, from time to time such further instruments as may be requested by the Mortgagee to confirm such assignment to the Mortgagee of any such award or payment.

TOGETHER with all easements and rights of way now or hereafter used in connection with said premises and all strips and gores of land adjoining said premises.

other

TOGETHER with all ~~and singular~~ the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

~~SHO~~ HAVE AND TO HOLD, all and singular the said premises unto the said Mortgagee, its Successors ~~and Assigns~~ forever, subject, however to the exceptions of title set forth in Exhibit B annexed hereto and made a part hereof

AND the said Mortgagor

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said Mortgagee, its Successors

and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof, subject, to the exceptions of title set forth in Exhibit B

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than a reasonable amount

reasonably

Dollars in such Company as shall be approved by the Mortgagee its executors, administrators or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee executors, administrators or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee its executors, administrators or assigns, shall be entitled to receive

~~from the aggregate of the insurance monies to be paid, a sum equal to the amount of the debt secured by this mortgage.~~

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee its heirs, executors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.

apply the proceeds in the same manner as provided in the Wrap-Around Mortgage (as defined in the Note).

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