

said premises belonging or in anywise incident or appertaining.

And it is mutually covenanted and agreed by and between the said parties that all gas and electric fixtures, radiators, heaters, engines, and machinery, pipes, faucets, and all plumbing, heating and lighting fixtures and apparatus and appurtenances and such other goods and chattels and personal property as are ever furnished by a landlord in letting an unfurnished building similar to the one herein described and referred to, which are or shall be attached to the said building by nails, screws, bolts, pipe connections, masonry or in any other manner are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through, or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

To Have and to Hold the said premises and every part thereof with the appurtenances unto the said United States Mortgage and Trust Company, its successors, legal representatives, and assigns forever. And the said Mortgagor does hereby bind himself his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said United States Mortgage and Trust Company, its successors and assigns, from and against himself, his heirs, executors, administrators and assigns and all persons whomsoever lawfully claiming or to claim the same or any part thereof; and do covenant and agree that he will execute or procure any further necessary assurance of the title to said premises.

Provided, always that if the said mortgagor, his heirs, executors and administrators, shall and does well and truly pay, or cause to be paid unto the said United States Mortgage and Trust Company, its successors or assigns, the said debt or sum of money aforesaid, with the interest thereon according to the tenor and effect of said principal note, and the interest notes herein referred to, and shall keep and perform all the covenants and agreements herein contained on the part of the said mortgagor to be kept and performed, then these presents and the estate hereby granted shall
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