

purpose of carrying out this provision, the mortgagor does, by these presents, constitute and appoint the mortgagee, or any officer or duly authorized agent thereof, or the successors or assigns of the mortgagee, as his true and lawful attorney-in-fact to collect any and all rents for said premises, authorizing the mortgagee or its successors or assigns to receipt tenants therefor, and does, by these presents, ratify and confirm any and all acts of said attorney-in-fact in the premises.

Together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in any wise incident or appertaining.

And it is agreed, by and between the said parties that all plumbing, heating and lighting fixtures and appurtenances, and all such other goods and effects as are ever furnished by a Landlord in letting an unfurnished building similar to the one covered by these presents which are or shall be attached to the said building by nails, screws, bolts, pipe connections, masonry or in any manner, are and shall be deemed to be fixtures and an accession to the free-hold 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 part of the security for the indebtedness herein mentioned and to be covered by this mortgage.

To have and to hold all and singular the said premises unto the said Mortgage Guaranty Company of America, its successors and assigns forever. And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Mortgage Guaranty Company of America, its successors and assigns from and against myself, my heirs, executors, administrators and assigns and all other persons whatsoever, lawfully claiming or to claim the same, or any part thereof.

And it is agreed by and between the said parties, that the said mortgagor (which expression herein shall include his, her or

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