

\*\* In addition to the payment of monthly installments to be applied upon interest and principal as provided herein and in said note, the mortgagors agree to pay to the mortgagee, together with each monthly installment payment and as a part thereof, an amount equivalent to one-twelfth of the taxes assessed against the mortgaged premises as estimated by the mortgagee; and in the event that the mortgagors shall underestimate the sum of said taxes for any year, the mortgagors, upon demand of the mortgagee, shall immediately pay to the mortgagee the amount by which the mortgagee shall have underestimated said sum. From the amounts so paid to the mortgagee by the mortgagors, the mortgagee shall pay the taxes assessed against the mortgaged premises. If the mortgagors shall fail to make such payments to the mortgagee, the mortgagee may pay said taxes and reimburse itself with interest under this mortgage, and the mortgagee at its election, may on such failure declare the entire debt due and institute foreclosure proceedings.

STATE OF PENNSYLVANIA,  
COUNTY OF Philadelphia

PERSONALLY appeared before me Walter H. Hamilton and made oath that he saw the within named Elaine B. Kent sign, seal and as her act and deed deliver the within written deed, and that he with James M. Hamilton witnessed the execution thereof.

SWORN TO before me this )  
2nd day of August, 1954. )

James M. Hamilton (LS) )  
Notary Public for Pennsylvania )

My commission expires: )

NOTARY PUBLIC  
1035 Land Building, Philadelphia, Pa.  
My Commission Expires March 3, 1957

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

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unimproved building, similar to the one herein described and referred to, which are or shall be attached to 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 all and singular the said Premises unto the said Everett L. Kent, as Trustee of the Estate of Henry T. Kent, his ~~XX~~ successors and Assigns. And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend, ad and cum the said Premises unto the said Everett L. Kent, as Trustee of the Estate of Henry T. Kent, ~~XX~~ successors and Assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.