

TO HAVE AND TO HOLD the Premises unto the Mortgagee, its successors and assigns, forever.

The Mortgagor covenants and agrees with the Mortgagee as follows:

1. Warranty of Title. The Mortgagor covenants, warrants and represents that it is lawfully seized in fee simple of the Premises, and that the same are free of all liens and encumbrances except as otherwise recited herein; that Mortgagor has a good right, full power and lawful authority to mortgage the Premises and that it will forever warrant and defend the title to the Premises and the validity and priority of the lien of this Mortgage against the claims of all persons and parties whomsoever; that it will own the Chattels free and clear of liens and claims, and that the execution and delivery of this Mortgage has been duly authorized.

2. Payment of Indebtedness. The Mortgagor will punctually pay or cause to be paid the principal and interest calculated on the basis of a 360 day year for the actual number of days elapsed and all other sums to become due in respect of the Note or any renewals or extensions thereof, at the time and place and in the manner specified therein, according to the true intent and manner thereof, all in the coin or currency of the United States of America which at the