

Dollars (\$3.00) to the said Grantor in hand well and truly paid by Grantee, Grantor has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, and unto its successors and assigns forever, in trust, all of Grantor's estate, right, title and interest in, to and under any and all of the following described property, rights and interests (herein called the "Mortgaged Property"):

GRANTING CLAUSE FIRST

All right, title and interest of the Grantor in and to the Project, as defined herein (including the Land described in Exhibit A to this Agreement and the Furnishings and Equipment, a preliminary list of which is set forth in Exhibit B to this Agreement), together with the entire interest of the Grantor in and to all buildings, structures, improvements and appurtenances of any nature whatsoever now standing, or at any time hereafter constructed or placed, upon the Land, and financed from the proceeds of the Bonds, including all right, title and interest of the Grantor, if any, in and to all building material (whether on or off the Land), building equipment and fixtures of every kind and nature whatsoever at the Project, now or hereafter acquired, or in any building, structure or improvement now or hereafter standing on the Land, and financed from the proceeds of the Bonds, and the reversion or reversions, remainder or remainders, in and to the Project and together with the entire interest of the Grantor in and to all and singular the tenements, hereditaments, easements, rights-of-way, rights, privileges and appurtenances to said Land, belonging or in any way appertaining thereto, including without limitation the entire right, title and interest of the Grantor in, to and under any streets, ways, alleys, gores or strips of land adjoining the Land, and all claims or demands whatsoever of the Grantor either at law or in equity, in possession or expectancy of, or in and to the Land, it being the intention of the parties hereto that, so far as may be permitted by law, all property of the character hereinabove described, which is now owned or is hereafter acquired by the Grantor and is affixed or attached or annexed to the Land, and is financed from the proceeds of the Bonds, shall be and remain or become and constitute a portion of the Land and the security covered by and subject to the lien of this Agreement, together with such rents, income, revenues, issues and profits thereof, as are sufficient to make payments on the Note when due, and the present and continuing right to make claim for,

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