

THE MORTGAGOR COVENANTS AND AGREES that with the monthly payment of principal and interest he will pay to mortgagee a pro-rata portion of the taxes, assessments and insurance premiums to become due, as estimated by the mortgagee, so that mortgagee shall have sufficient funds on hand to pay taxes, assessments, and insurance premiums when same become due before the delinquency date thereof. Any default in such payments shall be paid to mortgagee by mortgagor. Mortgagee shall have the right to sue and upon default may be relieved by enforcement of the security for the indebtedness.

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 unfurnished 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 _____ heirs, successors and Assigns. And _____ do hereby bind _____ Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said _____ heirs, successors and Assigns, from and against _____ Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.