

BEGINNING at an iron pin on the Northwestern side of North Kings Road and running thence along the line of property of Kingroads Development Corporation N. 25-36 W. 450 feet to an iron pin; thence N. 64-24 E. 240 feet to an iron pin; thence S. 25-36 E. 141.8 feet to an iron pin at North Kings Court; thence with the curve of North Kings Court the chord of which is S. 19-28 W. 70.7 feet to an iron pin; thence continuing with the curve of said Court, the chord of which is S. 56-38 E. 50.1 feet to an iron pin; thence along the western side of North Kings Court S. 25-36 E. 190.1 feet to an iron pin; thence with the curve of the intersection of North Kings Court and North Kings Road, the chord of which is S. 19-24 W. 35.4 feet to an iron pin; thence along the North side of North Kings Road S. 64-24 W. 190 feet to the point of beginning.

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The above is the same property conveyed to the mortgagor by Kingroads Development Corporation by its deed dated August 3, 1965 and recorded in Deed Book 779, at Page 581. This mortgage is executed pursuant to a resolution of the Board of Directors of the mortgagor held on January 12, 1966.

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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.