

MORTGAGEE'S ADDRESS: 5111 East McKinley Avenue
Fresno, California 93727

TOGETHER with all rights, privileges, interest, easements, improvements, tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and all fixtures, equipment and appliances now or subsequently attached to or used in connection with said premises (all said property being herein referred to as "the premises").

TO HAVE AND TO HOLD, all and singular said premises unto the Mortgagee, its heirs and assigns forever.

As further security for payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, Mortgagors do hereby transfer, set over and assign to Mortgagee:

(a) All rents, issues and profits of the premises from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving to Mortgagors, however, so long as Mortgagors are not in default hereunder, the right to receive and retain such rents, issues, and profits; provided that at the time of default all rents, issues and profits then under the control of the Mortgagors shall be held in trust for Mortgagee.

(b) All judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings, or in lieu of any taking, of the premises or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the premises or the improvements thereon or any part thereof, or to any rights appurtenant thereto, including any award for change of grade of streets. Mortgagee are hereby authorized, but not required, on behalf and in the name of Mortgagors, to execute and deliver valid acquittances for, and to appeal from any such judgments or awards. Mortgagee shall either (1) apply all such sums or any

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