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thence along the line of property belonging to Modern Industries S. 67-11 E. 154.5 feet to an iron pin; thence continuing with line of property belonging to Modern Industries S. 30-11 W. 23.3 feet; thence continuing with line of property belonging to Modern Industries S. 26-22 E. 82.8 feet to an iron pin; thence N. 63-20 E. 111.8 feet to an iron pin on the Southwestern side of Hammond Street; thence along the Southwestern side of Hammond Street N. 26-22 W. 123 feet to an iron pin on the Southwestern side of said street; thence continuing with the Southwestern side of said street N. 27-16 W. 43 feet to an iron pin at a bend in said street; thence continuing with the Southwestern side of said street N. 62-24 W. 154 feet to an iron pin at the Southeast corner of the intersection of said Hammond Street with River Street, the beginning corner.

This being the same property conveyed to the mortgagor herein by Convenience, Inc.

LESS HOWEVER, that almost triangular lot of land adjoining the above described property on the Southeast corner thereof and commencing at the terminus of the ten (10) foot alley as delineated on said plat above referred to, said lot of land having such metes and bounds, courses and distances as described in deed from Convenience, Inc., dated August _____, 1946, to Modern Industries to be recorded, reference to which is hereby made for a complete description of the property excluded from the several tracts hereinabove referred to.

THE PROPERTY HEREINABOVE DESCRIBED IS ALSO SUBJECT TO the right and privilege heretofore granted Modern Industries, its Successors and Assigns, in common with Convenience, Inc., its Successors and Assigns, to use that certain strip or parcel of land ten (10) feet in width extending from the Southwestern side of Hammond Street along the Southeastern property line of the mortgagor a distance of 111.8 feet for the purpose of ingress, egress and regress to the property conveyed by Convenience, Inc. to Modern Industries.

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

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