

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 connection, masonry, or in any other manner, are and shall be deemed to be fixtures and as 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.

The mortgagor further covenants and agrees that so long as any balance shall be outstanding on the indebtedness of this mortgage and the note secured thereby, it will give 2 days' notice in writing to the mortgagee herein of all meetings of the Board of Directors of Textile Hall Corporation or meeting of its Executive Committees or other Managing Board or Committees, and a representative of the mortgagee, its successors or assigns, should be given the right and privilege to attend any such meeting or meetings.

The mortgagor further agrees not to exceed a \$50,000.00 line of credit with local banks so long as there is any balance due under this mortgage and that said line of credit will be paid off by mortgagor for the period of at least sixty (60) days during each calendar year.

The mortgagor further covenants and agrees that so long as any balance shall be outstanding on the indebtedness of this mortgage