

and personal property as are usually furnished by landlords in letting premises of the character hereby conveyed; and all renewals or replacements thereof or articles in substitution thereof and all of the estate, right, title and interest of the Mortgagor in and to all property of any nature whatsoever now or hereafter situate on the premises or intended to be used in connection with the operation thereof shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto 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 secured by this mortgage.

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the premises hereinabove mentioned or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Mortgagor including but not limited to all rents, profits, issues and revenues of the premises from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving only the right to the Mortgagor to collect the same so long as the Mortgagor is not in default hereunder. In the event of default hereunder, the Mortgagee is hereby authorized to give notice to the tenant or tenants in said premises, and, thereafter said tenant or tenants shall pay said rents to the Mortgagee until notified in writing by the Mortgagee that payments to the Mortgagor may be resumed.

AND TOGETHER WITH all of the rights of the Mortgagor further to encumber said property to secure indebtedness, or to convey the said property so long as any sums secured hereby remain unpaid, without the written consent of the Mortgagee first had and obtained, any such further encumbrance or conveyance without such written consent to be null, void and of no force and effect.

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