

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances in any way belonging, relating, incident or appertaining to any of the Premises hereinabove mentioned or which hereafter shall in any way belong, relate, be incident or be appurtenant thereto.

TO HAVE AND TO HOLD all and singular the said Premises unto the said County, its successors and assigns forever, provided always, however, that this Mortgage is granted upon the express condition that, if the Hospital shall pay or cause to be paid all amounts payable under the Hospital Note, the Loan Agreement, the Hospital Security Agreement and this Mortgage, then this Mortgage shall cease and shall become null and void; otherwise, this Mortgage shall remain in full force and effect.

SECTION 3. WARRANTY OF TITLE.

The Hospital covenants that, except for the land described in Schedule II and any buildings, structures, improvements or fixtures now or hereafter to be placed on that land, it is lawfully seized of the Premises hereinabove described in fee simple absolute, that, with the same exception, it has good right and is lawfully authorized to sell, convey or encumber the Premises, and that, with the same exception, the Premises are free and clear of all liens except liens for taxes not yet due and unfiled mechanics' and materialmen's liens. The Hospital further covenants to warrant and forever defend all and singular the said Premises, with the exception of the land described in Schedule II