

detached, and all fixtures, appliances, property and equipment of every kind and description now or hereafter installed in, attached to or situated in or upon the aforesaid premises or the buildings and improvements erected thereon, or used or intended to be used in connection with the aforesaid premises, or in the operation of the buildings and improvements, plant, business or dwellings situate thereon and owned by Mortgagor.

All of the above-mentioned real estate, buildings, improvements, fixtures, machinery, equipment, tenements, hereditaments and appurtenances, and other property interests are collectively referred to herein as the "Mortgaged Premises".

TO HAVE AND TO HOLD the Mortgaged Premises hereby granted or mentioned or intended so to be, unto Mortgagee, its successors and assigns, to its or their own use forever.

AS FURTHER SECURITY for the payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, Mortgagor hereby (1) grants to Mortgagee a security interest under the Uniform Commercial Code in all machinery, equipment, appliances, furnishings, tools and other personal property located on the Mortgaged Premises and owned by Mortgagor and agrees to execute, deliver and file any financing statements or other security agreements as Mortgagee may require from time to time to confirm the lien of this Mortgage with respect to said property, and (2) assigns to Mortgagee, its successors and assigns, all leases, whether now in existence or hereafter created, together with all rents to become due under such leases and, upon an event of default as hereinafter provided, confers on Mortgagee the exclusive power to enter upon and