

This Mortgage is subject to and subordinate to a first Mortgage given to William Rockhill Nelson Trust, to secure the payment of Sixty Thousand Dollars (\$60,000) and interest, and a second Mortgage given to Trustees therein named, to secure the payment of Thirty Five Thousand Dollars (\$35,000) and interest.

AND IT IS HEREBY EXPRESSLY AGREED, That should any default be made in the payment of any installments of principal, or of the interest on said prior mortgages, or either of them, and should such installments of principal, or such interest remain unpaid and in arrears for the space of ten days, or should any suit be commenced to foreclose said prior mortgages, or either of them, then the amount secured by this mortgage and the accompanying note shall become and be due and payable at any time thereafter at the option of the owner or holder of this mortgage.

AND IT IS HEREBY FURTHER EXPRESSLY AGREED, that should any default be made in the payment of any installments of principal, or of the interest on said prior mortgages, or either of them, the holder of this mortgage may pay such installments of principal, or such interest and the amount so paid, with legal interest thereon from the time of such payment, may be added to the indebtedness secured by this mortgage and the accompanying note, and shall be deemed to be secured by this mortgage and said note, and may be collected thereunder.

All fixtures and articles of personal property, including but not limited to steam and hot-water boilers, pipes, radiators, bathtubs, water closets, refrigerators, gas and electrical fixtures, ranges, carpets, rugs, shades and all other furnishings in the building erected upon the premises, shall be deemed to be and remain and form a part of the realty and are covered by the lien of this mortgage. If the lien of this mortgage be subject to a conditional bill of sale or chattel mortgage covering any such property, then in the event of any default in this mortgage all the right, title and interest of the mortgagor, in and to any and all such personal property is hereby assigned to the mortgagees, together with the benefits of any deposits or payments now or hereafter made thereon by the mortgagor or the predecessors or successors in title to the mortgagor in the mortgaged premises.