

oil tanks and equipment erected or placed in or upon the said real estate or attached to or used in connection with the said real estate, or to any pipes or fixtures therein for the purpose of heating, lighting, or as part of the plumbing therein, or for any other purpose appertaining to the present or future use or improvement of the said real estate, whether such apparatus, machinery, fixtures, or chattels have or would become part of the said real estate by such attachment thereto, or not, all of which apparatus, machinery, chattels, and fixtures shall be considered as annexed to and forming a part of the freehold and covered by this Mortgage; and also all the estate, rights of homestead exemption, right, title and interest of the MORTGAGOR, of, in and to the mortgaged premises unto the MORTGAGEE, forever, excepting therefrom all fixtures placed thereon by tenants and not belonging to the MORTGAGOR.

As additional and collateral security for the payment of the note or notes hereinafter described, the MORTGAGOR hereby assigns to said MORTGAGEE, its successors and assigns, all of the rights and benefits accruing to the MORTGAGOR under all oil, gas, mineral or other leases on said premises, this assignment to terminate and become void upon release of this Mortgage. Provided, however, that said MORTGAGEE, its successors and assigns, shall be chargeable with no responsibility with reference to such rights and benefits nor be accountable therefor except as to sums actually collected by it or them, and that the lessees in any such leases shall account for such rights, or benefits to MORTGAGOR or assigns until notified by legal holder of the note or notes hereby secured to account for and to pay over the same to such legal holder.

PROVIDED, ALWAYS, and these presents are upon the following agreements, covenants and conditions, to-wit:

FIRST. That the MORTGAGOR, subject to the terms of said Loan Agreement hereinafter referred to, is justly indebted to the MORTGAGEE, its successors and assigns, in the sum of

FIVE HUNDRED SIXTY-FIVE THOUSAND and 00/100 DOLLARS  
(\$565,000.00)

for money borrowed, has executed and delivered to said THE FIRST NATIONAL BANK OF BOSTON, that certain principal promissory note bearing even date herewith, with interest thereon as set forth in said note. Under the terms of said note, interest only is payable monthly on the unpaid balance from said date through and including December 1, 1966. Thereafter, the note is payable in monthly installments of principal and interest as follows, to-wit: Three Thousand Eight Hundred Eighty-six and 60/100 Dollars (\$3,886.60), due on the first day of January 1967, and Three Thousand Eight Hundred Eighty-six and 60/100 Dollars (\$3,886.60) on the first day of each succeeding month thereafter, until the principal and interest are fully paid, except that the balance of principal, with interest thereon, if not sooner paid, shall be due and payable on the first day of December, 1986. Each installment shall be first applied in payment of the interest accrued on the unpaid balance of the principal and then on the principal sum. Both principal and interest are payable at the office of THE FIRST NATIONAL BANK OF BOSTON at Boston, Massachusetts, or at such other place or places as the holder of said note may from time to time designate. Said note further provides that if said principal is not paid when due, the same shall