

thereof, now or at any time hereafter affixed to, attached to, placed upon, or used in any way in connection with the complete and comfortable use, enjoyment, occupancy or operation of such structures, buildings and improvements (excepting only all materials, supplies, merchandise and other personal property which in the ordinary course of business would be consumed, sold or otherwise disposed of), all of which Mortgagor hereby declares and agrees shall be and remain and constitute a portion of the security for the mortgage indebtedness and a part of the realty covered by and subject to the lien of this mortgage. If the lien of this mortgage on such property be subject at any time to a conditional bill of sale, conditional sales contract, title retaining contract, chattel mortgage, or any other security instrument covering any personal property, all the right, title, equity, and interest of Mortgagor in and to any and all such personal property together with the benefits of any deposits or payments made thereon by Mortgagor or its successors or assigns shall nevertheless be and are hereby assigned to Mortgagee, its successors and assigns, and are covered by and subject to the lien of this mortgage; and Mortgagor covenants that it shall immediately procure a discharge of any and all such conditional bills of sale, conditional sales contracts, title retaining contracts, chattel mortgages, and other security instruments so that this mortgage shall constitute a first and superior lien on all of said personal property;

TOGETHER also with all building materials and equipment now or hereafter delivered to the Premises and intended to be installed therein or thereon.

TO HAVE AND TO HOLD the above-granted Premises and properties unto Mortgagee, its successors and assigns, forever.

AND ALSO the Mortgagor covenants with the Mortgagee that at the delivery hereof it is the rightful owner of the premises above conveyed and seized of a good and indefeasible estate of inheritance