

acquired by the Mortgagors, or any one or more of them, for use in connection with any part of the premises hereinabove described or in the conduct and operation of any business in which the Mortgagors, or any one or more of them, are engaged), and all repairs and additions to and increase, whether natural or otherwise, of the personal property hereinabove described and all substitutions and replacements thereof or of any part thereof, and all and singular the personal property of like nature to that hereinabove described, which may be hereafter acquired by the Mortgagors, or any one or more of them, and placed, kept or installed in or about the Mortgagors' real property hereinabove described, or used or useful in the conduct and operation of any business in which the Mortgagors, or any one or more of them, is engaged, and all interest therein, when and as the same may hereafter be acquired in any manner whatsoever, shall immediately and without further conveyance become and be subject to the lien hereof, as fully and completely as though the same were now owned by the Mortgagors and expressly and specifically conveyed by and embraced in the mortgaging clause hereof. Nevertheless, the Mortgagors will execute and deliver such other and further instruments and do such further acts as may be deemed by the Mortgagee to be necessary or proper to carry out more effectually the purposes of this indenture, and will at any time, by express instrument of conveyance and mortgage, subject to the lien hereof any property or additional right, title or interest hereafter acquired or intended to be conveyed hereby if the Mortgagee so requires.

III.

That they will duly and punctually pay the principal of and interest upon the note hereinabove described, and any renewals or substitutions therefor, at the times and in the amounts in