

manufactured, or kept by the Mortgagor at any time on hand for the purpose of sale.

TO HAVE AND TO HOLD the said real and personal property, with the appurtenances, unto the Mortgagee, its successors and assigns, FOREVER.

This indenture, however, is intended as a mortgage, and it is given to secure the payment by the Mortgagor to the Mortgagee of the following amounts in lawful money of the United States:

(a) The sum of \$300,000.00 with interest thereon from date hereof at 4% per annum, according to the terms of the Mortgagor's note of even date herewith, payable to the Mortgagee on or before August 19, 1954, with provisions (among others) for periodical payments upon interest and principal, for acceleration of all sums then due in certain contingencies, and for attorney's fees in the event of suit thereon;

(b) Any extensions or renewals of the whole or any part of such indebtedness which the Mortgagee may see fit to grant;

(c) All sums which the Mortgagee may advance for the account of the Mortgagor, and all expenditures hereafter incurred by the Mortgagee, in accordance with subsequent provisions hereof or in accordance with the terms of said note; and

(d) Any and all other indebtedness of the Mortgagor to the Mortgagee, including principal, interest, and/or expenses, whether contingent, now due or hereafter to become due, and whether heretofore or contemporaneously herewith or hereafter contracted or whether arising by operation of law out of the same or different transactions between the parties hereto or between others.

Said note and this mortgage represent a loan made in response to the written application of the Mortgagor. As an inducement to the making and disbursement of the loan by the Mortgagee, the Mortgagor has made certain representations and has entered into various covenants and agreements, all as contained in such application, in said note, and in certain other written documents executed and delivered by the Mortgagor prior to the disbursement of any part of the loan. All of such representations, covenants and agreements contained in all such other documents are by this reference thereto included in this mortgage as fully as if set forth at length herein.

This indenture is conditioned upon the faithful and punctual observance by the Mortgagor of each and every covenant and agreement contained in said note and in the other documents mentioned in the immediately preceding paragraph, and upon the following covenants and agreements now entered into by the Mortgagor:

1. The Mortgagor will punctually pay the indebtedness represented by said note, and all other sums the payment of which is called for in the mortgage and in such other written instruments.

2. The Mortgagor is lawfully seized in fee simple of all the real premises hereinabove specifically mentioned, free of any encumbrances, and is the sole owner and in the exclusive possession of all the above-mentioned personal property, free of any lien or encumbrance. The Mortgagor will forever warrant and defend all such real and personal property against the claims and demands of all persons whomsoever; EXCEPTING from this warranty, however, the following:

(a) All liens, encumbrances, defects, exceptions, conditions, limitations, and reservations, if any, hereinabove expressly mentioned in connection with the description of any specific real or personal property;

(b) Also the following:

3. The Mortgagor will pay before delinquency any and all taxes, assessments, charges, and deductions levied or assessed by the Federal, State or municipal government against the