

(b) any sums advanced by Mortgagee pursuant to any provision hereof; and

(c) all other sums recoverable by Mortgagee, and all other obligations of Mortgagor, under the terms of the Note, this Mortgage and any and all documents other than this Mortgage and the Note now or hereafter executed by Mortgagor and/or others which wholly or partially secure the Note (the "Other Security Documents").

Granting Clause.

In consideration of the aforesaid principal sum and the additional sum of Three Dollars (\$3.00) in hand paid by Mortgagee to Mortgagor and Fee Owner, the receipt of which is hereby acknowledged, and intending to be legally bound hereby, and as security for the payment of the Obligations Secured, Fee Owner and Mortgagor hereby give, grant, bargain, sell, warrant, alienate, remise, release, convey, assign, transfer, mortgage, hypothecate, deposit, pledge, set over and confirm unto Mortgagee and do agree that Mortgagee shall have a security interest in the following described property (collectively, the "Mortgaged Property") now owned or held or hereafter acquired by either Fee Owner or Mortgagor, to wit:

(i) the Premises, including all of the easements, rights, privileges, liberties, hereditaments, streets, alleys, passages, ways, waters, watercourses, rights and appurtenances thereunto belonging or in anywise appertaining thereto and all of the estate, right, title, interest, claim or demand whatsoever of Mortgagor therein and in the streets and ways adjacent thereto, either in law or in equity, in possession or expectancy, now or hereafter acquired (collectively, the "Realty");

(ii) the structures or buildings, additions and improvements, and replacements thereof and substitutions therefor, erected upon the Realty, including any systems providing electricity, heating or air-conditioning, and all plant equipment, apparatus, machinery and fixtures of every kind and nature whatsoever forming part of said structures or buildings or of any structures or buildings hereafter erected on the Realty or on any part thereof (collectively, the "Improvements");

(iii) all machinery, apparatus, equipment, fittings, fixtures, and articles of personal property of every kind and nature whatsoever and replacements thereof, substitutions therefor and proceeds therefrom, including but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communication apparatus, elevators, escalators, shades, awnings, screens, storm doors and windows, stoves, refrigerators,

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