the said second and third parties as follows;

First - (a) To pay all taxes, assessments and charges of every character which are now due, or which hereafter may become liens on said Real Estate, and to pay all taxes which may be assessed in Indian Territory, against the said second or third parties, or their assigns on this deed of trust or the note or debt secured hereby, and (b) to deliver to the said third party at Broken Arrow, Ind. Ter. immediately upon the payment of the taxes, assessments or liens aforesaid, receipt of the proper officer for the payment thereof; and if not paid the said third party may pay such taxes, liens or assessments (of which payment, amount and validity thereof, the receipt of the proper officer shall be conclusive evidence) and be entitled to interest on the same at the rate of eight per centum per annum, and this deed of trusts shall stand security for the amount so paid, with interest, and the sum or sums so paid shall be immediately due and payable and may be recovered from said first party with interest at the rate of 8 per centum per annum,

Second - To keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in at this date and shall permit no waste, and especially no cutting of timber, except for the making and repairing of fences on the place and such as shall be necessary for firewood for use on the premises.

Third: To keep (a) at the option of said third party, the buildings on said premises insured in some responsible joint-stock company, approved by the said third party for the insurable value thereof, with (b) the regulation mortgagees subrogation clause attached, making said insurance payable in case of loss, to the said third party, or assigns, as their interest may appear, and (c) to deliver the policy and renewal receipts therefore to said third party. In case of failure, (d) to keep said buildings so insured, the holder of this deed of trust may effect such insurance, and the amount so paid shall be collectible with the notes herein, with interest at eight per centum per annum, and this deed of trust shall stand as security therefor, and, (e) the amount so paid shall be immediately due and payable with interest at eight per centum per annum,

Fourth - If the maker or makers of said notes shall