pay off any adverse prior title, lien or encumbrance, including all taxes upon the land, and in every way to protect the title and possession of said premises, to the end that the full value and benefit thereof may be obtained and held as security for the note herein described; and said grantors agree to reimburse said beneficiary for any and all sums expended in connection therewith, with interest at eight per cent per annum from the date of payment by said beneficiary, such advances to be secured as a lien on said land by this deed of trust. Grantors further covenant that the beneficiary shall be subrogated to any lien discharged with the proceeds of this loan, should said beneficiary desire to be so subrogated, whether such lien has been released of record or not.

Said grantors agree to pay all taxes and assessments that may be levied within the Indian Territory, or any state of which it shall become a part, upon said lands and tenements, or upon any interest or estate therein, including the interest represented by this deed of trust, or upon the note or debt secured hereby; and further to pay any tax, assessment or charge that may be levied, assessed against or required from the holder of said note as a condition to maintaining or enforcing, or enjoying the full benefits of the lien of this deed of trust or the collection of the said indebtedness. In case said grantors shall fail to pay any such taxes, assessments or charges, then the holder of the note, secured hereby may pay said taxes, assessments or charges, said grantors agree upon demand to repay the full amount of said advances, with interest at the rate of eight per cent per annum from date of such advancement, and this deed of trust shall be a further lien for the re-payment thereof.

The grantors agree to keep all buildings and improvements upon said land in as good condition as they now are, to neither commit nor suffer waste, to maintain fire and tornado insurance upon all buildings from the date hereof in companies satisfactory to the beneficiary or assigns, in a sum not less than — Dollars payable in case of loss to the beneficiary or assigns, upon the mortgage indebtedness, all insurance policies to be delivered to the beneficiary or assigns, as soon as written, and by them retained until the payment of this obligation. And the grantors authorize the beneficiary or assigns to repair any waste, and to take out policies of insurance, fire