and shall keep and perform all the covenants and agreements of this mortgage then these presents to become void; otherwise to remain in full force and effect.

Said mortgagors agree to pay all taxes and assessments that may be levied within the State of Oklahoma upon said lands and tenements or upon any interest or estate therein including the interest represented by this mortgage lien or upon the mortgage or 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 mortgage and note as a condition to maintaining or enforcing or enjoying the full benefit of the lien of this mortgage or the collection of the said indebtedness.

In case said mortgagors shall fail to pay any such taxes assessments or charges then the holder of this mortgage and the note secured hereby may pay said taxes assessments or charges and said mortgagors agree to repay upon demand the full amount of said advances with interest at the rate of ten per cent per annum from date of such advancement and this mortgage shall be a further lien for the repayment thereof.

The mortgagors agree to keep all buildings and improvements upon said land in as good condition as they now are; to neither commit or suffer waste. ~~on said~~; To maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns in a sum not less than ° dollars payable in case of loss to mortgagee or assigns upon the mortgage & indebtedness; all insurance policies to be delivered unto