insured against loss by fire and against loss
by storms or tornados in good reliable companies
each company to be satisfactory to the mortgagee or his
assigns as his or their interests may appear, and
they will deliver said policies to said mortgagee.
That if the said parties of the first part shall fail
to pay said taxes or other assessments, or shall fail to
procure and keep said insurance agreed upon herein,
then said mortgagee, or his assigns, may pay said taxes
assessments or insurance on the property and
charge the same against said property of the first
parties here in described, and the money so advanced
for the payment of said taxes, assessments, or insurance,
on the property herein conveyed, shall be added to the
mortgage debt and the payment thereof with interest
at the rate of ten per cent per annum shall be secured
by this mortgage. Now if such payments be made as
herein specified, then this mortgage shall be void,
but if the parties of the first part fail to keep any of
the covenants herein contained or to pay any of the
moneys as they become due and payable by the terms
of said note or to pay the taxes or other assessments
against said property, then this mortgage shall become
absolute, and in that case all moneys stipulated to be
paid on said note in the mortgage shall immediately
become due and payable without notice at the option
of the mortgagee or his assigns and the mortgage may
there after be foreclosed for the whole amount of said
moneys interest and costs. Witness our signatures
hereto on this the 10th day of January, 1908.

Tolbert Dickson.
Patience A. Dickson.

United States of America, }
State of Oklahoma. } SS
County of Tulsa. }

Before me, B. F. Pettus, a Notary Public, within and for
said Tulsa County, Oklahoma, on this the 10th day
of January 1908 personally appeared Tolbert Dickson and
Patience A. Dickson, husband and wife, to me known
to be the persons who executed the within and