belonging and warrant and defend the title to the same.

This mortgage is given to secure the payment of the principal sum of ($1000) one thousand dollars with interest thereon at the rate of ten percent per annum payable annually from date according to the terms of a certain promissory note, described as follows, to wit:

Dated the 16th day of December, 1907 executed by said parties of the first part payable to the order of F. S. Gray, at Tulsa, Oklahoma bearing interest from date till maturity at the rate of ten percent per annum, said interest being payable annually on the 16th day of December in each and every year. Said note stipulating that if the interest is not paid when due, to bear interest from the time it is due till paid, at the same rate as the principal draws. Said parties of the first part, hereby covenant with said party of the second part, herein after known as the mortgagee, as follows:

That they will pay said note with interest thereon when due and payable, that they will pay all taxes and other liens assessed against the property and that they will keep all buildings and other improvements in good repairs, and do no act that will in any manner impair the value of said property, that they will, till this mortgage is satisfied, keep said buildings insured against loss by fire, tornadoes, or storms, in good reliable companies to be approved and satisfactory to the mortgagee or his assigns, with loss if any payable to said mortgagee, or his assigns, as his or their interests may appear, and they will deliver said policies to said mortgagee. That if said first parties fail to pay said taxes and other assessments, or shall fail to procure and