interest coupons attached to said note and made part of the same, and both said note and said interest coupons bear eight per cent, payable semi-annually after date. Said interest begins from date of said note.

Now, if the said parties of the first part shall pay or cause to be paid to said party of the second part his heirs or assigns, said sum of money in the above described note mentioned, together with the interest thereon according to the terms and tenor of the same, then this mortgage shall be wholly discharged and void, but otherwise shall remain in full force and effect.

But if any said sum or sums of money or any part thereof, or any interest thereon, is not paid when the same is due, or if there is a failure to maintain fire insurance as herein provided, or if the taxes or any assessment of any kind or nature now thereon or later assessed, against said premises, or any part thereof are not paid when the same are by law made due and payable the whole of said sum or sums, and interest thereon shall forthwith become due and payable, and said party of the second part, his heirs or assigns, shall be entitled to said premises and the possession thereof. And the said parties of the first part for said consideration do hereby expressly waive an appraisement of said real estate and all benefit of the homestead exemption and stay laws of the State of Oklahoma.

And first parties hereby agree that during the continuance in force of this instrument that they will keep the improvements on said real estate, now existing, or hereafter erected, constantly insured against fire until said indebtedness hereby secured is fully paid in the sum of at least one thousand dollars in such companies as said party of the