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 mortgagee or assigns as soon as written, and by them retained until the payment of this obligation.
and the mortgagors authorize the holder hereof to repair any waste, and to take out policies of insurance - fire, tornado, or both - should mortgagors default in so doing and to advance the money therefor; and to repay such advances with interest at the rate of ten per cent. per annum, mortgagors pledge themselves, and the lien of this mortgage shall extend thereto.
Non-compliance with any of the agreements made herein by mortgagors shall cause the whole debt secured hereby to mature at the option of the holder hereof, and no demand for the fulfillment of broken obligations or conditions, and no notice of election to consider the debt due shall be necessary before instituting suit to collect the same and foreclose this mortgage, the institution of such suit being all the notice required. Witness their hands this 18 day of March 1908.

John M. Ingram.
Mattie B. Ingram, nee Williams.

State of Oklahoma }
County of Tulsa }
Before me, R. B. Davis, a Notary Public in and for said County and State on this 24 day of March, 1908, personally appeared John M. Ingram and Mattie B. Ingram, nee Williams, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary