Two Hundred eight and 40/100 Dollars, payable in installments, one for 28.40 due on the first day of December A.D., 1908 and six for 30.00 each due seriatim annually thereafter each of said installments being payable at the office of Pearsons & Taft in Chicago Illinois and bearing interest after maturity at the rate of 10% per annum

The grantors covenant and agree as follows:

First — To pay said indebtedness and the interest thereon as herein and in said notes provided, or according to any agreements extending the time of payment.

Second: — To pay before delinquency all taxes and assessments by or in the State of Oklahoma against said premises or against the interest of the grantee or his successors therein or against this trust deed or the money or indebtedness secured hereby without regard to any law heretofore or hereafter enacted imposing payment of the whole or any part thereof upon the grantee or his successor or the holder of the notes hereby secured and on such payment to submit to the grantee or his successors receipts therefor.

Third: To commit or permit no waste upon said premises.

Fourth: To allow all buildings at any time on said premises to be insured by the grantee or his successor for at least the amount of their fair value against loss by fire lightning and tornados in companies to be approved by the grantee or his successor, such insurance policies to be so written as to require all loss to be applied in the reduction of said indebtedness at the option of the holder thereof.

In the event of the failure to pay taxes or assessments, the grantee or his successor or the holder of said in de[illegible] [illegible] such taxes o