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 hereinand in said notes provided, or according to any agreement 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 successor 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 successor 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 indebtedness may pay such taxes or assessments, or discharge or purchase any tax lien or title affecting said premises, and all money so paid and the cost of any insurance so procured, grantors agree to repay immediately without demand, and the same and other moneys disburs-