for the sum of Two hundred twenty eight and $\frac{50}{100}$ dollars, payable in installments, one for \$28 $\frac{50}{100}$ due on the first day of January A.D. 1909 and five for \$40 $\frac{00}{100}$ each due seriatim annually thereafter; each of said installments being payable at the office of Parsons & 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 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 successors therein, or against this Trust Deed or the money or indebtedness secured hereby, without regard to any law heretofore or hereafter enacting imposing payment of the whole or any part thereof upon the grantee, 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 tornadoes, 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