office of L. A. Cone, Tulsa, Oklahoma, unless otherwise specified in the note and coupons. It is expressly agreed and understood by and between the said parties hereto that this mortgage is a first lien upon said premises; that the party of the first part will pay said principal and interest at the times when the same fall due and at the place and in the manner provided in said note and will pay all taxes and assessments against said land when the same are due each year, and will not commit or permit any waste upon said premises; that the buildings and other improvements thereon shall be kept in good repair and shall not be destroyed or removed without the consent of the second party, and shall be kept insured for the benefit of the said second party or its assigns against loss by fire or lightning for not less than Four hundred dollars in form and companies satisfactory to said second party and that all policies and renewal receipts shall be delivered to said second party. If the title to the said said premises be transferred, said second party is authorized as agent of the first party to assign the insurance to the grantee of the title.

Party of the first part and their heirs, executors, administrators and assigns will warrant the quiet enjoyment of the aforesaid premises to the said party of the second part her heirs, executors, administrators and assigns and will forever defend the aforesaid premises against the lawful claims and demands of all persons.

It is further agreed and understood that the said second party may pay any taxes or assessments levied against said premises or any other sum necessary to protect the rights of such party or its assigns including insurance upon buildings and recover the same from the first party with