This Grant is intended as a mortgage to secure the payment of the sum of Ninety $\frac{00}{100}$ dollars and interest thereon according to the terms of a certain mortgage note this day executed by the said parties of the first part to wit: payable in installments of eighteen dollars each due December 10th, of each year. payable to the said Annie McIntosh or order at the first National Bank of Eufaula, Oklahoma, with exchange on New York, with interest until maturity payable annually on the 10th day of December in each year with interest on said note after maturity at the rate of ten percent per annum until paid.

The said parties of the first part further covenant and agree as follows to wit:

1st. That they will pay all taxes and assessments upon said mortgaged premises before the same becomes delinquent.

2nd. That they will until this mortgage is satisfied keep the buildings on said premises insured in at least the sum of \$ in some responsible Insurance Company approved by the mortgagee or his assigns, with loss if any, payable to said mortgagee or his assigns as their interest may appear.

3rd. That the buildings and improvements upon said premises shall be kept in good repair and that waste shall not be committed on said premises.

4th. That if said parties of the first part shall fail to pay said taxes and assessments, or shall fail to procure and keep up said insurance as herein agreed, then said mortgagee or his assigns may pay said taxes and assessments and effect such insurance advancing the money therefor and the money so advanced for the payment of such taxes and insurance shall be added to the mortgage