

No Nineteen North in Range Thirteen East .

To have and to hold the same, together with all the rights privileges and appurtenances thereto belonging unto the said second party her heirs and assigns and the first party hereby covenants that said first party is lawfully seized in fee of said real estate; that the same is free from all encumbrances and that said first party will warrant and defend the same unto the said second party her heirs and assigns against the lawful claims of all persons and the said first party hereby expressly releases, relinquishes, ~~xxx~~ waives and conveys to said second party all benefits of stay laws and rights of homestead appraisal, redemption, or dower in said premises. This conveyance is made, however, for the following purposes .

The said first party hereby covenants and agrees with the said second party as follows :

FIRST: To pay the principal of said loan and the interest thereon, according to the conditions hereinbefore set forth .

FOURTH: To pay all taxes which are due or which hereafter may become liens on said real estate, when by law the same are made payable, and all taxes which may be assessed in Oklahoma against the said second party or assigns on this mortgage or the notes secured hereby .

FIFTH: In case said first party shall fail or neglect to provide such insurance or pay ~~as~~ said taxes, the said second party and assigns as aforesaid may do so and this mortgage shall stand security for any amounts so expended by said second party with interest at the rate of eight per cent per annum .

Now, If the covenants aforesaid shall be well and truly kept by the ^{first} first party, then the property hereinbefore conveyed shall be released at the cost of the said first party, but if said first party or assigns shall fail to pay either principal or interest when the same becomes due (or any notes given as evidence of interest on any extension of the time of payment of the debt herein secured when the same shall be due) or shall permit or suffer waste to be done upon said premises; or fail to comply with any of the foregoing covenants or agreements, the whole sum of money herein secured, with accrued interest, shall become due and payable at the option of the said second party and assigns, as aforesaid, without notice, and this mortgage may be foreclosed at once for the whole of said money, accrued interest and costs, including a reasonable attorney's fee to become due upon institution of any suit for foreclosure, and to be secured by this mortgage and included in any decree of foreclosure rendered thereon and said second party or any legal holder of said indebtedness, shall at once be entitled to the immediate possession of the above described premises; and may at once take possession, and receive and collect the rents, issues and profits thereof, and the occupants or occupants of said mortgaged real estate shall pay rent to the second party and assigns as aforesaid only, or said second party or assigns shall be entitled as a matter of right to the appointment of a receiver to take possession of said premises and apply the net rents and profits thereof to said debt interest and costs .

It is the intention of the parties to this contract to conform strictly