

thereof made by said mortgagee to said mortgagor and payable according to the tenor of one certain principal note executed by said mortgagor bearing even date herewith, payable to the order of said mortgagee on the first day of August 1913 with interest from date until default or maturity, at the rate of six per cent per annum, and after default or maturity, at the rate of ten per cent per annum, payable semi-annually both before and after maturity, the installments of interest until maturity being evidenced by ten coupons attached to said principal note, and of even date herewith, and payable to the order of said mortgagee, both principal and interest being payable at American National Bank, Hartford Conn. If said mortgagor shall pay the foresaid indebtedness, both principal and interest, according to the tenor of said note, as the same shall mature, and shall keep and perform all the covenants and agreements of this mortgage, then these presents to become void; otherwise to remain in full force and effect.

Said mortgagor agrees to pay all taxes and assessments that may be levied within the State of Oklahoma ^{upon} said lands and tenements, or upon any interest or estate therein, including the interest represented by this mortgage lien or upon the mortgage or the note or debt secured hereby; and further to pay any tax assessment or charge that may be levied, assessed against or required from the holder of said mortgage and note as a condition to maintaining or enforcing or enjoying the full benefit of the lien of this mortgage, or the collection of the said indebtedness. In case said mortgagor shall fail to pay any such taxes, assessments or charges, then the holder of this mortgage and the note secured hereby may pay said taxes, assessments or charges and said mortgagor agrees to repay upon demand the full amount of said advances with interest at the rate of ten per cent per annum from date of such advancement and this mortgage shall be a further lien for the repayment thereof.

The mortgagor agrees to keep all buildings and improvements upon said land in as good condition as they now are; to neither commit or suffer waste; to maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than \$1000 Dollars payable in case of loss to mortgagee or assigns, upon the mortgage indebtedness, all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by them retained until the payment of this obligation. And the mortgagor authorize the holder hereof to repair any waste, and to take out policies of insurance, fire tornado, or both, should mortgagor default in so doing and to advance the money therefor; and to repay such advances with interest at the rate of ten per cent per annum mortgagor pledges herself and the lien of this mortgage shall extend thereto.

Non-compliance with any of the agreements made herein by mortgagor shall cause the whole debt secured hereby to mature at the option of the holder hereof, and no demand for the fulfillment of broken obligations or conditions, and no notice of election to consider the debt due shall be necessary before instituting suit to collect the same and foreclose this mortgage, the institution of such suit being all the notice required.

Witness her hand this 1st day of August 1908.

Executed and delivered in presence of

Elizabeth Wilson

XXX J.L.Harnage