

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
 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 mortgagors 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 mortgagors agree 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 mortgagors agree to keep all buildings and improvements upon said land in as good condition as they now are; to neither commit nor suffer waste; to maintain both fire and ~~fire~~ ^{tornado} insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than ⁵ 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 mortgagors authorize the holder hereof to repair any waste and to take out policies of insurance, fire tornado or both, should mortgagors default in so doing and to advance the money therefor; and to repay such advancement with interest at the rate of ten per cent per annum mortgagors pledge themselves and the lien of this mortgage shall extend thereto.

Non-compliance with any of the agreements made herein by mortgagors 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 their hands this 1st day of September 1908.

Executed and delivered in presence of

Samuel N Cooper

C.W. Richardson

Nellie M Cooper

State of Oklahoma)

SS

Tulsa County)

Before me, Eli Carr a Notary Public in and for said County and State on this 7 day of September 1908 personally appeared Samuel N Cooper and Nellie M Cooper, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

My commission expires Sept 20th 1910

SEAL.

Filed for record Sep 9 1908 *at*

Eli Carr

Notary Public

at 10:40 A.M. H.C. Walkley Reg of Deeds (SEAL)