

by six coupon interest notes of even date herewith, and executed by the said party of the first part one (the first) for six and 42/100 Dollars due on the first day of December 1908 and five notes for Thirty Dollars each, due on the first day of December 1909, 1910/1911, 1912, 1913 respectively . Each of said principal and interest notes bear interest after maturity at the rate of ten per cent per annum, and are ^{made} payable to the order of said The Travelers Insurance Company at its Office in Hartford Connecticut .

SECOND : Said party of the first part her by covenants and agrees to pay all taxes and assessments of whatsoever character on said land, and any taxes or assessments that shall be made upon said loan or upon the legal holder of said notes and mortgage on account of said loan, by the State of Oklahoma, or by the County or Town wherein said land is situated, when the same become due and to keep the buildings upon the mortgaged premises insured in some reliable fire insurance company, approved by the party of the second part for the sum of Dollars and to assign the policies to said party of the second part, as their interests may appear and deliver said policies and renewals to said party of the second part, to be held by them until this mortgage is fully paid and said party of the first part assumes all responsibility of proof and care and expense of collecting such insurance if loss occurs .

THIRD : The said party of the first part agrees to keep all buildings , fences and other improvements on the said land in as good repair as they now are and not commit or allow any waste on said premises .

FOURTH: It is further expressly agreed by and between the parties hereunto that if any default be made in the payment of any part of either said principal or interest note when the same become due or in case of default in the payment of any installment of taxes or assessments upon said premises, or upon said loan, or the premium for said fire insurance when the same become due, or in case of the breach of any covenant or condition herein contained , the whole of said principal sum named ~~herein~~ herein, and interest thereon , shall become immediately due and payable and this mortgage may be foreclosed accordingly. And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises are pledged *as additional collateral security and said party of the second part or assigns* to the party of the second part, or its assigns, shall be entitled to possession of said premises, by Receiver or otherwise .

FIFTH: It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest notes herein described, and all renewal, principal or interest notes that may hereafter be given in the event of any extension of time for the payment of said principal debt, to evidence said principal or the interest upon the same during the said time of extension .

SIXTH: Said party of the first part ^{hereby} agrees in the event action is brought to foreclose this mortgage will pay a reasonable attorney's fee of Fifty Dollars which this mortgage also secures .

Party of the first part shall have the privilege of making partial payments on the principal sum herein named in amount of \$ 100 or multiples at any interest paying time after one year from date hereof .

And the said party of the first part for said consideration does hereby expressly waive appraisalment of said real estate and all benefit of the homestead exemption and stay laws of the State of Oklahoma .

The foregoing conditions being performed this conveyance to be void; otherwise of full force and virtue .