

PROVIDED ALWAYS, and this instrument is made executed and delivered upon the following conditions to-wit :-

FIRST : Said parties of the first part are justly indebted unto the said party of the second part in the principal sum of Four Hundred Seventy-five Dollars being for a loan made by the said party of the second part, ~~bearing date~~ to the said party of the first part and payable according to the tenor and effect of their one certain negotiable promissory note executed and delivered by the said parties of the first part, bearing date September 28 1908 and payable to the order of said The Travelers Insurance Company of Hartford Connecticut, on the first day of December 1913 at the office of said Company in Hartford Connecticut with interest thereon from date until maturity at the rate of six per cent per annum, payable ~~annually~~ ^{whch} interest is evidence by six coupon interest notes of even date herewith, and executed by the said parties of the first part one, (the first) for five Dollars due on the first day of December 1908 and five notes for Twenty-eight and 50/100 Dollars each, due on the first day of December 1909, 1910, 1911, 1912, 1913 respectively. Each of said principal and interest note 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 offices in Hartford Connecticut.

SECOND : Said parties of the first part hereby covenant and agree 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} the 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 ² 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 the same 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 parties of the first part agree 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: ~~The said parties of the first part agree to keep all buildings~~ It is further expressly agreed by and between the parties herunto that if any default be made in the payment of any part of either said principal or interest notes, 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, 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 to the party of the second part, or its assigns, as additional collateral security, and said party of the second part, or assigns, shall be entitled to possession of said premises, by Receiver or ^{otherwise} otherwise.