

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.

SECOND: To keep all buildings, fences or other improvements on said real estate in as good repair and condition as the same are in at this date, and permit no waste, especially no cutting of timber, except for the making and repairing of fences on the place and such as shall be necessary for firewood for use on the premises.

THIRD: To keep the buildings now or hereafter erected on said land constantly insured in some company satisfactory to the second party or assigns, the holders of said indebtedness for the insurable value thereof, and the policies assigned and pledged and delivered to said second party and assigns as aforesaid, with full power to demand, receive and collect all moneys becoming payable thereupon, and apply the same toward the payment of said indebtedness; and this mortgage shall be a lien upon all insurance held by said first party or assigns upon said ~~premises~~ premises, whether the policies <sup>thereof</sup> are assigned or not, until said indebtedness is paid.

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 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 said first party, then the property hereinbefore conveyed shall be released at the cost of the said first party, but if 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 <sup>of</sup> for 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 the <sup>institution</sup> institution of any suit for foreclosure, and to be secured by this mortgage and included in any decree of foreclosure <sup>judgment</sup> 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 occupant or occupants of said mortgaged real estate shall pay rent to said 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, interests and costs.

It is the intention of the parties to this contract to conform strictly to the laws of Oklahoma, relating to usury, and no greater amount shall be collected than is allowed