

Three Hundred and no/100ths Dollars, being for a loan made by the said second party, to the said first parties, and payable according to the tenor and effect of one certain negotiable promissory note executed and delivered by the said first parties, bearing date November 13th, 1908, and payable to the order of said second party on the Thirteenth day of November 1913, at Tulsa, State of Oklahoma, with interest thereon from date until maturity at the rate of 6 per cent. per annum, payable annually, which interest is evidenced by five coupon interest notes of even date herewith, and executed by ^{the} said first parties, one, (the first) for Eighteen and no/100ths Dollars, due on the 13th day of November 1909 and four notes for Eighteen and no/100ths Dollars each, due on the 13th, day of November 1910, 1911, 1912, and 1913 respectively. Each of said principal and interest notes bear interest after maturity at the rate of 10 per cent per annum and are made payable at the order of said second party, at Tulsa, State of Oklahoma, with exchange on New York.

SECOND:-The 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 to commit or allow any waste on said premises.

THIRD:- 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 of 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 as hereinafter provided, 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} ~~pledged~~ to the party of the second part, or his 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.

FOURTH:-Said parties of the first part hereby agree, in the event action is brought to foreclose this mortgage, they will pay a reasonable attorney's fee of Fifty and no/100ths Dollars which this mortgage also secures.

FIFTH:- It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest herein described and all renewal principal and 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 parties of the first part hereby covenant and agree to pay all taxes and assessments of whatever 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 fire insurance Company, approved by the part of the second part for the sum of -----Dollars and to assign the policies to said part of the second part, to be held by-----until this mortgage is fully paid and the said part---of the first part assume---all responsibility of proof and care and expense of collecting such insurance if loss occurs.

SEVENTH:-It is further agreed by and between the parties hereto that should drilling be commenced upon said premises at any time for oil or gas, or mining operations be commenced upon said premises, whether by shaft mining, stripping, or any other process for the purpose of removing from said land any coal, minerals, stone or other substances of any character whatsoever such drilling or mining operations shall operate to make the debt which this mortgage secures