

in fee simple ~~free~~ and clear of all encumbrances, and will warrant and defend the title to the same, in trust, however, for the purposes following;

This mortgage trust deed is given to secure the covenants herein and certain seven per cent mortgage bonds totaling Three Thousand and no/100 Dollars and interest coupons thereto attached and any renewal or extension of said bonds or coupons which principal and interest is a first lien on the real property above described, which bonds are of even date herewith, signed by the mortgagor, identical except as to number, date of maturity and denomination, numbered consecutively from one (1) to eight (8) inclusive, described as to number, amounts and due dates as follows:

- (1) Two Hundred Dollars (\$200.00), due September 1st, 1923
- (2) Two Hundred Dollars (\$200.00), due September 1st, 1924
- (3) Two Hundred Dollars (\$200.00), due September 1st, 1925
- (4) Two Hundred Dollars (\$200.00), due September 1st, 1926
- (5) One Thousand Dollars (1000.00), due September 1st, 1927
- (6) Five Hundred Dollars (\$500.00), due September 1st, 1927
- (7) Five Hundred Dollars (\$500.00), due September 1st, 1927
- (8) Two Hundred Dollars (\$200.00), due September 1st, 1927

all payable to bearer or registered holder at the office of Leonard and Braniff at Oklahoma City, and the mortgagor covenants to pay the principal and interest at the time and in the manner in said bonds provided.

1. Mortgagor further covenants, promises and agrees, so long as any sum secured hereby remains unpaid, to pay all general and special taxes and assessments of every nature upon the above described property and to furnish satisfactory evidence of such payment to the said trustee before the same becomes delinquent; to keep the improvements on said premises in good condition and repair; not to permit any lien to accrue on said premises for which the holder claims precedence over the lien hereof; to give the trustee immediate notice of any action to take or use the said property or any part thereof under eminent domain or for public purposes; to make, execute, acknowledge and deliver to the trustee on his demand additional instruments or substitute mortgage or trust deeds or notes; to keep the improvements on said premises unceasingly insured during the life hereof for their full insurable value not less than Three Thousand and no/100 Dollars against fire and, if required, tornado; all policies, both evidencing above amounts and all others at any time written covering said premises to contain loss payable clause to the trustee; and, to deliver all the same, premiums prepaid, to the trustee immediately on closing this loan, and to deliver all policies written to replace expiring insurance to the trustee thirty days before the expiration of policies replaced, and all other policies immediately after same are written; to have all policies written in companies satisfactory to and among those at that time approved by the trustee, the mortgagor to assume all responsibility of proof, expense and care of collection in case of loss, it being further agreed that any insurance money paid by any company shall be applied on the indebtedness secured hereby or on rebuilding or restoring the damaged premises, or both, as the trustee may elect; to immediately repay the trustee for any sums advanced or expended by him in any manner as trustee hereunder and that sums so advanced or expended shall be a lien on the property secured hereby and on foreclosure shall be taxed as costs.

2 It is further covenanted and agreed that upon failure of the mortgagor to do anything herein covenanted, promised or agreed, including the payment of taxes or assessments before delinquent, keeping premises in repair payment of claims that might be-