

The west half of the northwest quarter of section twenty seven, in township twenty one, north range thirteen (13) East Indian Meridian, containing 80 acres, more or less.

TO HAVE AND TO HOLD THE SAME, with a all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and all rights of homestead exemption unto the said party of the second part, and to its successors and assigns forever. And to the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its successors and assigns, forever, against the claims of all persons whomsoever.

This mortgage is given as security for the performance of the covenants herein, and the payment to the Aetna Life Insurance Company at its office at Hartford, Connecticut, its successors or assigns, the principal sum of Eighteen Hundred dollars according to the terms and conditions of the one promissory note made and executed by Martha E. Corbin and Basil O. Corbin, parties of the first part, bearing even date herewith, with interest thereon from date, which interest evidenced by coupon interest notes thereto attached.

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 mortgages, on account of said loan, by the State of Oklahoma, if any thereof, 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 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 its interest may appear and deliver said policies and renewals to said party of the second part, to be held by it 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:- In the event said parties of the first part fail to insure said buildings or to pay the taxes and assessments on the land before delinquent, then party of the second part its successors or assigns, may insure said property and pay such taxes and assessments, and the money expended therefor shall be secured by this mortgage and bear interest from the date of payment by the second party at the rate of 10 per cent per annum.

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

Fifth:- 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 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 premiums 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, at the option of said second party, and this mortgage may be