

belonging, unto the said second party, its assigns and assigns, and the said first party hereby covenanted that said first party lawfully seized in fee of said real estate, that the same is free from all encumbrances, and that said first party will warrant and defend the same unto the said second party, its assigns and assigns, against the lawful claims of all persons, and the said first party hereby expressly releases, relinquishes, waives and conveys to said second party all benefit of stay laws, and rights of homestead, appraisement, redemption or dower in said premises. This mortgage is made however for the following purposes: The said first party hereby covenants and agrees to give the said second party as follows:

First. To pay the principal of said loans and the interest thereon, according to the conditions hereinafter set forth. 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 insect, 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. To keep the buildings now or hereafter erected on said land constantly insured in some company satisfactory to said second party or assigns, the holder of said indebtedness, for the insurable value thereof and the policies assigned and pledged and delivered to said second party and assign as aforesaid, with full power to demand, receive and collect all moneys becoming payable thereon and apply the same toward the payment of said indebtedness, and the mortgage shall be a lien upon all insurance held by said first party or assigns upon said premises, whether the policies thereon are assigned or not, until said indebtedness is paid. To pay all taxes which are due or which hereafter may become due 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 in this mortgage on the note secured by this. In case said first party shall fail or neglect to make such insurance or pay said taxes, the said second party and