

shall well and truly pay keep and perform all other terms conditions and agreements herein contained ~~then this instrument to be void and of no effect otherwise to be and remain in full force and effect~~

The said W. W. Newsum and Mary L. Newsum his wife agree that they will pay all taxes and assessments levied upon said real estate before the same becomes delinquent, and will keep the buildings thereon insured in a sum not less than \$6,000.00 or loss if any to be payable to the said M. Louise Mitchell as her interest may appear; and that, if they shall fail to pay such taxes and assessments, or to procure such insurance the said M. Louise Mitchell may pay such taxes and assessments, and procure such insurance and that the sum so advanced by her, with interest at the rate of 10% per annum from the date of such payments shall be repaid by us and this mortgage shall stand as security for the payment of the same and that a failure to pay any of said money either principal or interest when the same becomes due or a failure to comply with any of the foregoing agreements shall at the option of the legal holder of the above described note cause the whole sum of money herein secured to become due and collectible at once.

The said W. W. Newsum and Mary L. Newsum his wife hereby waive notice of election to declare the whole debt due as above stated and also waive the benefit of all stay, exemption and appraisement laws of the State of Oklahoma.

In witness whereof we have subscribed our names on this 2 day of October 1908

W. W. Newsum
Mary L. Newsum