promissory note executed and delivered by the said first parties bearing even date herewith and payable to the order of said second parties, with exchange on New York at the Commercial National Bank of Kansas City, Kansas on the 1st day of June 1911 with interest thereon from date until maturity at the rate of six per centum per annum, payable semi annually, which interest is evidenced by six coupon interest notes of even date herewith, and executed by said first parties, one of which (the first) is for twenty five dollars due on the 1st day of November, 1908, and four notes are for thirty dollars each and payable on the 1st days of May and November 1909, and 1910 respectively, and one note (the last) is for thirty five dollars payable June 1st 1911. Each of said notes bear interest after maturity at the rate of ten per centum per annum after maturity and are payable to the order of said second parties, with exchange on New York at the Commercial National Bank, Kansas City, Kansas.

Second; Said parties of the first part hereby covenant and agree to pay all taxes and assessments of whatsoever character on said lands, and any taxes and assessments of any kind 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,

Third; 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 nor allow any waste on said premises, and that in the event any drilling shall be commenced upon the premises described above and upon which this mortgage is given, whether such drilling be either for oil or gas, or any mining be commenced for removing coal, stone or other mineral deposits from said premises, whether by shaft mining or by stripping, second parties hereto shall have the option of declaring this mortgage and the indebtedness secured thereby as due and