

E-434

1 Note \$65.00 dated Jan. 24, 1923 payable September 1, 1925
 1 Note \$ " dated " 1923 payable October 1, 1925
 1 Note \$ " dated " 1923 payable November 1, 1925
 1 Note \$ " dated " 1923 payable December 1, 1925
 1 Note \$ 20.00 dated " 1923 payable January 1, 1926

Third, The said parties of the first part hereby agree to pay any and all taxes, charges or assessments levied upon said land or any part thereof when the same shall become due and payable, under the laws of the state of Oklahoma, provided, however, that in case the said parties of the first part shall fail, for the term and period of ten days after the same shall become due, to pay any taxes, charges or assessments levied against said mortgaged premises, the mortgagee, or its successors or assigns may at its option, pay such taxes, charges or assessments. The said mortgagors agree to pay to the said second party, or its successors or assigns, all and every such sum and sums of money as may have been paid by it for taxes, charges or assessments against said real estate, or for premiums and cost of insurance, or on account of or to extinguish or remove any prior or outstanding title, lien or claim, or to defend the priority of this lien, on the premises hereby conveyed, with interest thereon at the rate of ten per cent per annum from the time said sum or sums of money have been so advanced and paid until the same are repaid, and all of which said sum or sums of money have been so advanced and paid until the same are repaid, and all of which said sum or sums of money, and the interest to accrue thereon, shall also be a charge upon said premises and shall be secured by this mortgage in the same manner as said principal sum, payable by the said mortgage notes secured hereby.

FOURTH, The said parties of the first part agree to procure, maintain and pay for the policies of fire insurance in the sum of Twenty two hundred ten 00/100 dollars, and of cyclone insurance in the sum of Twenty two hundred ten 00/100 dollars, on the buildings situated on the said above described premises, in insurance companies satisfactory to said party of the second part, with a loss clause therein contained which shall provide that loss, if any occur shall be payable to party of the second part or its successors, or assigns, as its interest may appear, which said policies of insurance shall be delivered to and held by the said party of the second part, its successors or assigns, as collateral and additional security for the payment of said mortgage notes and the interest to accrue thereon, as well as for the payment of all such sums of money as may have been advanced and paid as aforesaid by said party of the second part. If parties of the first part shall at any time neglect or refuse to procure, pay for or maintain any such insurance on said property, the mortgagee, its successors or assigns may at their option do so and be reimbursed with interest the same as provided in paragraph "Third" hereof.

FIFTH. That said parties of the first part will keep all fences, buildings, and other improvements on said real estate in as good repair and condition as the same are at this date, and will permit no waste.

SIXTH. That said parties of the first part agree that, if the makers of said notes shall fail to pay any of said money, either principal or interest, when the same shall become due or payable, or shall fail to pay any taxes or assessments levied upon said real estate for the period of ten days from and after the time when the same shall become due and payable, or in case the said mortgagor shall commit waste upon said premises, or suffer the same to be done thereon, or shall fail to conform to, or comply with any of the covenants, or agreements, contained in this mortgage, the whole sum of money herein secured shall thereupon become due and payable at once, at the option of the holders, without notice, and this mortgage may thereupon be foreclosed immediately for the whole of said money, interest, costs,