

exemption unto the said party of the second part, and to his heirs and assigns forever.

And the said parties of the first part do hereby covenant and agree that at the deliver hereof they are the lawful owners of the premises above granted and seized of a good 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, his heirs and assigns, forever against claim of all persons whomsoever.

PROVIDED ALWAYS, and this instrument is made, executed and delivered upon the following conditions, to-wit:

FIRST. Said first parties are justly indebted unto the second party in the principal sum of Seven Thousand Five Hundred & No/100 Dollars, being for a loan made by the said second party to the said first parties and payable according to the tenor and effect of one certain negotiable promissory note, executed and delivered by the said first parties, bearing date January 10th, 1928, and payable to the order of said second party on the 1st day of January 1930, at First National Bank, Muskogee, Okla. with interest thereon from date until maturity at the rate of six per cent per annum, payable semi annually, which interest is evidenced by 14 coupon interest notes of even date herewith, and executed by the said first parties: One (the first) Two hundred twelve & 50/100 Dollars due on the first day of July, 1928 and the other 13 notes are for Two Hundred twenty-five & No/100 Dollars, each due on the First day of January & July of each year, respectively. Each said principal and interest notes bear interest after maturity at the rate of ten per cent per annum, and are made payable at the order of said second party at First National Bank, Muskogee, Oklahoma, with exchange on New York.

SECOND. That 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 allow any waste on said premises.

THIRD. 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 for the premium for fire insurance as hereinafter provided, 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, and this mortgage may be foreclosed accordingly. And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises are pledged to the party of the second part, or his assigns, as additional collateral security, and said party of the second part, or assigns, shall be entitled to possession of said premises, by Receiver or otherwise.

FOURTH. said parties of the first part hereby agree in the event action is brought to foreclose this mortgage they will pay a reasonable attorney's fee of Two hundred fifty & No/100 Dollars, which this mortgage also secures.

FIFTH. It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest herein described, and all renewal, principal or interest notes that may hereafter be given, in the event of any extension of time for the payment of said principal debt, to evidence said principal or the interest upon the same during the said time of extension.

SIXTH. Said parties of the first part hereby covenant and agree to pay all taxes and assessments of whatever 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 mortgage, on account of said loan, by the State of Oklahoma, or by the County or Town wherein said land is situated, when