

COMPARED

thereon, at the time and in the manner mentioned in the said notes and the interest coupons to them attached, that then these presents, and the estate hereby granted, shall cease, determine and be void, and in case of non-payment of the said principal on the date whereon the same is made payable, said ATLAS LIFE INSURANCE COMPANY shall be entitled to receive from the obligor, its successors, ^{or assigns} sixty days' notice in writing before receiving payment of said principal sum, as by the said bond or obligation, and the condition thereof, and the said agreement therein contained, reference being thereunto had, may more fully appear.

And said party of the first part covenants with the party of the second part as follows:

FIRST: That the party of the first part will pay the indebtedness as hereinbefore provided, and if default be made in the payment of any part thereof, the party of the second part shall have the power to sell the premises herein described, according to law.

SECOND: That the party of the first part will keep the buildings on the said premises insured to the extent of a least Thirty Thousand Dollars (\$30,000.00) against loss by either fire or gas explosions, and to the extent of at least Thirty Thousand Dollars (\$30,000.00) against loss by windstorms, all such insurance to be for the benefit of the party of the second part, mortgagee; and said party of the first part, for itself, its successors and assigns, does further covenant and agree, untill the full payment of the amount hereby secured, to deliver all insurance policies on the said buildings, (said policies to be satisfactory to the said ATLAS LIFE INSURANCE COMPANY, party of the second part), to the party of the second part at its Home Office in Tulsa, Oklahoma, and agrees to make renewals of all expiring insurance, and deliver such renewals at such Home Office three ⁰days before expiration of such expiring policies.

THIRD: And it is hereby expressly agreed that the whole of said principal sum shall become due at the option of the said party of the second part after default in payment of any note or interest for twenty days, or after default in the payment of any tax or assessment delinquent.

FOURTH: That the party of the first part will execute or procure any further necessary assurance of the title to said premises and will forever warrant said title.

FIFTH: The holder of this mortgage, in any action to foreclose it, shall be entitled, without regard to the value of the mortgaged premises or the adequacy of any security for the mortgaged debt, to the appointment of a receiver of the rents and profits of said premises and said rents and profits are hereby in the event of any default in paying said principal or interest, assigned to the holder of this mortgage.

SIXTH: And the said party of the first part, for itself, its successors and assigns, does further covenant and agree, until full payment of the amount hereby secured, to bear and pay, or cause to be paid, all taxes, assessments, charges, amercements, special assessments, water rents, or other municipal or governmental rates, charges, impositions or liens, or any or either of them, which may, at any time, be lawfully assessed against the premises, and that such payments will be made before the same become delinquent under the laws of the State of Oklahoma, or other municipality, wherein the premises are situated, and will cause to be delivered to the ATLAS LIFE INSURANCE COMPANY, at its Home Office in the City of Tulsa, before taxes become delinquent, official tax receipts for all taxes so paid by them, and also to discharge any other lien or encumbrance upon the premises, superior to the lien of these presents, that may now exist or may hereafter attach thereto, and exhibit receipts of the proper persons when required, to grantee at its said office; and, in default thereof, that it shall then be lawful for the said grantee, its successors or assigns, to pay such insurance premiums and cause tax searches to be made, and pay the amount necessary to discharge