

The condition of the foregoing conveyance is such that:

WHEREAS, the said Mortgagor has actually loaned and advanced to the said Mortgagee and the said Mortgagee has had and received and is justly indebted to the said Mortgagee for the DESCRIPTION OF NOTE just and full sum of Twenty Two Thousand Five Hundred and No/100 Dollars for value received, according to the tenor and effect of a certain principal promissory note to the order of said Mortgagee, executed by said Mortgagor and delivered to said Mortgagee, bearing even date herewith, with interest on said principal sum or on so much thereof as shall remain unpaid as provided in said mortgage note, interest payable semi-annually on the first days of June and December in each year, according to the coupon or interest notes thereunto attached and therein referred to, both principal and interest being payable at the office of the Monarch Investment Company, Wichita, Kansas, in gold coin of the United States of America of the present standard of weight and fineness or its equivalent, together with the current rate of exchange on the City of New York.

NOW THEREFORE, these presents are made upon the following express conditions that if the said Mortgagor, her heirs, executors and administrators, shall pay to the said Mortgagee, its successors or assigns, the said sum of Twenty Two Thousand Five Hundred & No/100 Dollars, *according to the tenor and effect of the said promissory note and of the interest notes therein* with the interest thereon referred to, and shall keep and perform all and singular the covenants and agreements herein contained for said Mortgagor to keep and perform, then these presents shall cease and be void, but otherwise shall remain in full force and effect.

COVENANTS

And the said Mortgagor, for herself and for her heirs, executors and administrators, hereby covenants and agrees with said Mortgagee, its successors or assigns as follows: that TO PAY NOTES she will pay the principal note and the interest notes hereinafter referred to and described promptly as they become due according to the tenor thereof; that so long as said notes shall TO PAY TAXES remain unpaid in whole or in part, she will pay all taxes, assessments and other charges that may be levied or assessed upon, or against the said premises, or on this mortgage, or on the debt secured thereby, when due and payable according to law and before they become delinquent, excepting only the Federal Income Tax and the Registration Tax on said State of Oklahoma; that TO KEEP BUILDINGS IN REPAIR she will keep all the improvements erected on said premises in good order and repair, and will not do or permit waste of the premises hereby mortgaged; and that he will keep the buildings TO INSURE now erected, or any which may hereafter be erected on said premises, insured against loss or damage by fire to the extent of Twenty Five Thousand and No/100 Dollars, and against loss or damage by tornado to the extent of Twenty Five Thousand and No/100 Dollars, in some company or companies acceptable to said Mortgagee and for the benefit of said Mortgagee, and will deliver the policies and renewals thereof to said Mortgagee. Provided that if the said Mortgagor shall fail or neglect to procure, pay for or deliver such insurance policies to the Mortgagee, the then holder of this Mortgage may at their option, do so, and be reimbursed as hereinafter provided.

It is hereby further agreed that this Mortgage secures the payment of 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 debt or the interest upon the same during said time of extension.

And it is further expressly understood and agreed between the parties as follows:

FIRST-Should the said Mortgagor, her heirs, legal representatives or assigns, fail to DEFAULT FOR NON-PAYMENT OF INTEREST pay any part of the principal or interest aforesaid when due, or fail to perform all and singular the covenants and agreements herein contained, the entire debt remaining secured by this mortgage shall at once become due and payable at the option of the holder, without notice, and this mortgage may therefore be foreclosed immediately for the whole of said debt, interests, costs, and other amounts payable hereunder.