

And administrators of party of the first part shall forever warrant and defend the title to the said premises against the claims and demands of all persons whomsoever.

TAXES: The said party of the first part agrees to pay all taxes, charges or assessments levied upon said real estate, or any part thereof when the same shall become due and payable, under the laws of Oklahoma, including all taxes and assessments of every kind and character levied upon the interest therein of the mortgagee or assigns, and will pay all taxes levied upon said mortgage except the Registration Mortgage tax which shall be paid by the mortgagee herein and the party of the first part shall not be entitled to any credit or offset ~~against~~ against the sums hereby secured for taxes so paid.

INSURANCE: The said party of the first part agrees to procure and maintain Fire, Tornado, and Lightning Insurance on the above described premises in such insurance companies as the mortgagee shall elect, in the sum of \$1000.00 and said Insurance policies shall be held by said mortgagee as collateral and additional security for the payment of the notes hereby secured, and the interest thereon and all other interest of the mortgagee or assigns herein.

ADDITIONAL ADVANCEMENT: It is hereby expressly agreed that if said party of the first part shall fail to pay the taxes against said premises as required by law, or fail to procure maintain and deliver the insurance as herein provided, that the mortgagee or the legal holder hereof may pay said taxes and procure said insurance, and the said mortgagee, or assigns, may also pay and discharge all liens, claims, adverse titles, and incumbrances against said premises, and the said party of the first part agrees to repay to the said mortgagee, its successors or assigns, all such sums of money so expended, together with interest thereon at the rate of 10% per annum from the time such payments are made, and until such sums and all interest due thereon have been repaid to the mortgagee, said mortgagee shall be subrogated to all of the rights, benefits and privileges of the original holder of such liens, ^{claims} adverse titles and incumbrances, and in addition to such right of subrogation and as additional security for sums so paid and advanced and all interest accruing thereon the mortgagee shall be secured by this mortgage in the same manner as the principal sum secured hereby.

WASTE: The said party of the first part agrees to keep all buildings and fences and other improvements on said premises in as good repair and condition as the same are at this date and shall permit no waste.

VENUE: It is expressly agreed by and between the parties hereto that upon default herein, suit to foreclose this mortgage may be brought in any County where any of the said real estate is situated, regardless of the residence of the mortgagors or any of them, and all objections to venue of such suit are hereby expressly waived.

ATTORNEY'S FEES: And the said party of the first part further expressly agrees that in case of foreclosure of this mortgage and as often as any proceedings shall be taken to foreclose the same, or if the owner of this mortgage shall appear in any of the departments of the Government or in any court, to protect the title or possession of said real estate, or the interest of the said mortgagee or assigns therein, that the party of the first part will pay the mortgagee \$50.00 as an Attorney's fee in addition to all other legal costs and statutory fees, including the cost of securing a supplemental abstract covering the land herein described said fee and costs to be due and payable upon the filing of any pleadings in any case pertaining to said real estate affecting the interest of said mortgagee or assigns, and said fee shall be for a further charge and lien against said real estate and included in any judgement rendered against same..

PROVIDED NEVERTHE LESS: And these presents are executed and delivered upon the following covenants and conditions, to-wit: That whereas the said party of the first part is indebted unto the said second party to the amount of Four Hundred and no/100 Dollars for Borrowed money with interest thereon from date at the rate of ~~per~~ per cent per annum, payable annually accord-