

COMPARED

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principal sum of Eleven Thousand Eight Hundred and No/100 Dollars for a loan thereof made by said mortgagee to said mortgagor and payable with interest at the rate specified in and according to the tenor and effect of the certain promissory note executed by said mortgagors, of even date herewith, payable to the order of said bank, both interest and principal being payable on an amortization plan in 66 semi-annual installments, the first installments

being due on first day of August A. D., 1923, and a like sum due semi-annually thereafter on the first day of February and August of each year according to the terms and conditions of said note, by which the entire principal and interest shall be fully paid, all on the amortization plan and in accordance with the amortization tables provided by the Federal Farm Loan Board, together with interest at the rate of eight per cent per annum on any installment of principal or interest or unpaid part of principal which shall not have been paid when due. Both principal and interest being payable at the office of THE MISSOURI JOINT STOCK LAND BANK, in Kansas City, Missouri. If said mortgagors shall pay the aforesaid indebtedness, both principal and interest, according to the tenor of said note, as the same shall mature, and shall keep and perform all the covenants and agreements of this mortgage, then these presents to become void; otherwise to remain in full force and effect.

Said mortgagors agree to pay all taxes, charges and assessments that may be levied within the State of Oklahoma upon the property herein conveyed, or upon any interest or estate therein, including the interest represented by this mortgage lien, and that all personal taxes that may be levied or assessed against said mortgagors or their successors to the title of the property herein conveyed shall be promptly paid before becoming delinquent and becoming a lien on said property. In case said mortgagors shall fail to pay any such taxes, assessments or charges then the holder of this mortgage and the note secured hereby may pay said taxes, assessments or charges, on their becoming delinquent, and said mortgagors agree to repay upon demand the full amount of said advances, with interest at the rate of eight per cent per annum from date of such advancement, and mortgagee shall have a lien hereunder for the repayment thereof.

The mortgagors agree to keep all buildings and improvements upon said land in as good condition as they now are; to neither commit nor suffer waste; to maintain both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than \$3000.00 payable in case of loss to mortgagee or assigns, upon the mortgage indebtedness, all insurance policies to be delivered unto mortgagee or assigns, upon the mortgage indebtedness, all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by them retained until the payment of this obligation. And the mortgagors authorize the holder hereof to repair any waste, and to take out policies of insurance--fire, tornado, or both-- should mortgagors default in so doing and to advance the money therefor; and to repay such advances with interest at the rate of eight per cent per annum, mortgagors pledge themselves, and the lien of this mortgage shall extend thereto.

And to further secure the payment of said note, mortgagors hereby assign to the mortgagee, in whole or at the option of mortgagee, in such amounts or such proportionate part or parts as mortgagee may from time to time designate, all the rents, royalties, payments and delay moneys that may from time to time become due and payable on account of any and all oil and gas mining leases or mineral leases of any kind now existing or that may hereafter exist covering the above described land, or any part thereof and all moneys received by mortgagee by reason of this assignment shall be applied; First, to the payment of matured installments; and second, the balance, if any, to the principal remaining unpaid; provided, that nothing herein shall be construed as a waiver of the priority of the lien created by this mortgage over any such lease made subsequent to the date of this mortgage.