

Hereby paying out interest \$1.60 and issued
 Receipt No. 8955 for payment of mortgage
 tax on the within mortgage.

Dated this 19 day of April 1923

WAYNE L. DICKEY, County Treasurer

royalties and profits thereunto belonging.

COMPARED

Warranty: The said party of the first part for the said party of the first part, and for the heirs, executors and administrators of party of first part, covenant with said party of the second part, its successors or assigns that at the delivery hereof the party of the first part is lawfully seized and possession of a fee simple to the premises hereby conveyed, and that the party of the first part has good right to sell and convey the same as aforesaid; that the said premises are free and clear of all encumbrances; that the party of the first part will, and the heirs, executors 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 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 thereon 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 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 in the above described premises in such insurance companies as the mortgagee shall elect, in the sum of \$ NONE and said insurance policies shall be held by the said mortgagee as collateral and additional security for the payment of the notes hereby secured, and the interest thereon and all other interests of the mortgagee or assigns herein.

Additional Advancements: 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 encumbrances 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 ^{re}paid to the mortgagee said mortgagee shall be subrogated to all of the rights, benefits and privileges of the original holders 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.

Prepayment privilege: Privilege is reserved to pay \$100.00 or any multiple thereof or the whole amount of this loan, at the maturity of any coupon, after two years by giving sixty days notice in writing.

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 is 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