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mortgage to the Farm and Home Savings and Loan Association of Missouri are allowed to become delinquent, this mortgage shall immediately become due and payable, together with all interest thereon to date of payment.

TO HAVE AND TO HOLD THE SAME, With all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all rights of homestead exemption, unto the said party of the second part, and to his heirs, and assigns, forever. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, And this instrument is made, executed and delivered upon the following conditions, to-wit:

FIRST: Said L. H. Baughman and Belle M. Baughman, his wife, are justly indebted unto the said party of the second part in the principal sum of Twelve Hundred and no/100 DOLLARS, in lawful money of the United States, being for a loan thereof made by the said party of the second part, to the said parties of the first part, and payable according to the tenor and effect of one certain negotiable promissory note, executed and delivered by the said first parties bearing date March 8th, 1923, payable to the order of said second party on the 8th, day of March, 1926, with interest thereon from date until maturity, at the rate of eight per cent per annum, payable semi-annually on the 8th, day of March, and September in each year, and ten per cent per annum after maturity, the installments of interest being further evidenced by six coupons attached to said principal note of \$1200.00, and of even date therewith and payable to the order of said party of the second part. All principal and interest payable at Office of Tulsa Security Company, 231 Iowa Building, Tulsa, Oklahoma.

SECOND: Said parties of the first part agree to pay all taxes and assessments on said lands and premises when the same are due, and to keep such buildings and improvements on said land insured against fire and tornadoes in such companies and in such amounts as second party or assigns may name; the policy to have loss payable clause made to the holder hereof, as additional security to this loan and if the taxes or insurance premiums are not paid when due, by the parties of the first part, the holder hereof, may pay the same, and this mortgage shall be security also for such payments, with interest thereon at the rate of ten per cent per annum and the first parties assume all responsibility of profits and care and expense of collecting said insurance if loss occurs.

THIRD: The said parties of the first part agree to keep all buildings, fences and improvements on said land in as good repair as they now are, and not to commit or allow any waste on said premises.

FOURTH: In case of default in any of the covenants hereof, the rents and profits of said premises are pledged to the holder hereof as additional collateral security for the payment of the moneys herein mentioned, and the holder is entitled to the possession thereof by receiver or otherwise.