

COMPARED

Northeast Quarter of Section Seventeen, all  
 in Township Twenty-one, North, Range Thirteen,  
 East Indian Meridian, Containing 160 acres  
 more or less. Subject to a prior mortgage of  
 \$4000.00 to Aetna Life Insurance Company

Liberally No. 9033 and issued  
 on the 23rd day of April 1923  
 Wayne L. Lusk, County Treasurer  
 Deputy

Together with all rents and profits therefrom and all improvements and appurtenances now  
 or hereafter in anywise belonging thereto; and the said first parties do hereby warrant  
 the title thereto against all persons whomsoever,

This mortgage is given as security for the performance of the covenants herein,  
 and the payment to the said Gum Brothers Company, a corporation, its successors and  
 assigns, the principal sum of THREE HUNDRED SEVENTY-THREE DOLLARS According to the terms  
 and conditions of the two promissory notes made and executed by said Austin McLane and  
 Lou McLane bearing even date herewith, and with interest thereon according to the  
 terms of said notes the last of said notes maturing on the first day of March 1925.

The said first parties shall not commit or suffer waste; shall pay all taxes and as-  
 sessments upon said described real property, and any taxes or assessments made upon said  
 loan or the legal holder of said note and mortgage on account of said loan, to whomso-  
 ever assessed, including personal taxes, before delinquent, except the mortgage registra-  
 tion tax provided by the laws of the State of Oklahoma, which shall be paid by the mort-  
 gagee; shall keep said premises free from all judgments, mechanics' liens and all  
 other statutory liens of whatsoever nature; shall pay for expense of extension of ab-  
 stract and all expenses and attorney's fees incurred by the second party or its assigns  
 by reason of litigation with third parties to protect the lien of this mortgage, and  
 shall pay promptly when due the interest on or principal or any prior mortgages on said  
 premises; shall keep the buildings upon said premises insured against loss by fire,  
 lightning, wind storms, cyclones and tornadoes, and in such other forms of insurance  
 as may be required by said second party or assigns, in an amount satisfactory to said  
 second party or assigns, in insurance companies approved by said second party, delivering  
 all policies and renewal receipts to said second party, its successors and assigns; and  
 upon satisfaction of this mortgage will accept from the mortgagee a duly executed release  
 of the same, have it recorded and pay the cost of recording.

A failure to comply with any of the agreements herein shall cause the whole  
 debt secured hereby to at once become due and collectible, if said second party or  
 assigns so elect, and no demand for fulfillment of conditions broken, nor notice of  
 election to consider the debt due shall be necessary previous to commencement of suit  
 to collect the debt hereby secured or any part thereof, or to foreclose this mortgage;  
 and if suit is commenced to foreclose this mortgage the second party, its successors  
 and assigns, shall be entitled to have a receiver appointed to take charge of said real  
 estate during such litigation and period of redemption from sale thereunder, account-  
 ing to the mortgagor for the net income only applying the same in payment of any part of  
 the debt secured hereby remaining unpaid.

In event of failure of said first party to keep said premises free from judgment  
 mechanics liens or other statutory liens or pay the interest on or principal of any  
 prior mortgage on said premises when due, or insurance premiums, taxes on assessments  
 upon said property said second party may pay the same together with the penalties and  
 interest thereon and all sums so paid and the expense of continuation of abstract and all  
 expense and attorney's fees incurred by second party, or its assigns, by reason