13774   160

18   Feb.

This mortgage is given as security for the performance of the covenants herein, and the
payment to the Aetna Life Insurance Company, at its office in Hertford, Connecticut, its
successors or assigns the principal sum of sixteen hundred dollars, according to the terms and
conditions of one promissory note, made and executed by William C. Jones, Lydia L. Jones
parties of the first part, bearing even date herewith, with interest hereon from date, which
interest is evidenced by coupon interest notes thereto attached, and the mortgagors agrees
that the said mortgagee shall be subrogated for further security, to the lien, though
released of record, of any and all prior encumbrance upon said real estate paid out of the
proceeds of the loan secured hereby, and it is hereby further agreed and understood that
this mortgage secures the payment of all renewal, principal or interest notes that may
hereafter be given in the event of any extension of time for the payment of said principal
debt, to evidence said principal or the interest upon the same during the said time of
extension.

It is hereby agreed that all covenants and stipulations in these presents shall bind
the heirs, executors, administrators and assigns of the mortgagor and shall inure to the
benefit of and be available to the successors and assigns of the mortgagee. It is
further agreed that granting any extension of extensions of time of payment of said note
either to the makers or to any other person, or taking or other or additional security for
payment there of, or waiver of or failure to exercise any right to mature the whole debt under
any covenant or stipulation herein contained shall not in any wise affect this mortgage
nor the rights of the mortgagee hereunder, nor operate as a release from any personal
liability upon said note nor under any covenant or stipulation herein contained. And
further, the mortgagor does hereby expressly covenant, stipulate and agree as follows.

First: To pay before the same shall become delinquent, all taxes and assessments of
whatsoever character on said land, and all taxes or assessments that shall be made upon said
loan or upon the legal holder of said note and mortgage on account of said loan by any
competent public authority of the State of Oklahoma, or any subdivision thereof, or of
the United States of America, to whomsoever assessed, including, including personal
taxes, excepting the mortgage registration tax provided, by the laws of the State of
Oklahoma, which shall be paid by the mortgagee.

Second: To keep the buildings and improvements upon the mortgaged premises insured against
loss by fire, lightning and windstorm in a reliable insurance company approved by the party
of the second part, for a sum satisfactory to the mortgagee, and assign all policies of
insurance or whatsoever nature and amount taken out on same to said party of the second
part, with subrogation clause satisfactory to the mortgagee, with loss payable to said
mortgagee or its assigns; and to deliver said policies or renewals thereof to the mortgagee
as collateral and additional security for the payment of said debt, to be held by said
mortgagee until this mortgage is fully paid. In the event of loss, under such policy
or policies, the said mortgagee or its assigns shall have and is hereby specifically
given full power to settle or compromise claims thereunder and to demand, receive and
receipt for all monies becoming payable thereunder, and to apply the amount so collected
toward the payment of the indebtedness hereby secured or in rebuilding or restoring the
damaged buildings or improvements, as the mortgagee may elect, and said mortgagor assumes all
responsibility of proof and care and expense of collecting such insurance.

Third. In the event said mortgagor shall fail to insure said building or to pay
the taxes and assessments upon said land before delinquent, then party of the second part,
its successors or assigns, may insure said property and pay such taxes and assessments, and
the money expended therefor shall be secured by this mortgage and bear interest from the date