

WARRANTY:

To have and to hold the said premises and all the appurtenances thereunto belonging, and all rents, issues and profits aforesaid unto the said mortgagee, its successors and assigns forever.

And the said mortgagor for himself and his heirs does hereby covenant to and with the said mortgagee, its successors and assigns that the said mortgagor is lawfully seized of the premises aforesaid; that the said premises are free and clear of all encumbrances of every nature and kind whatsoever; and that the said mortgagor will forever warrant and defend the same with the appurtenances unto the said mortgagee, its successors and assigns, forever, against the lawful claims and demands of all persons whatsoever.

DESCRIPTION OF NOTE.

The condition of the foregoing conveyance is such that: Whereas, the said mortgagee has actually loaned and advanced to the said mortgagor and the said mortgagor has had and received and is justly indebted to the said mortgagee for the just and full sum of twenty thousand dollars for value received, according to the tenor and effect of a certain principal promissory note to the order of said mortgagee, executed by said mortgagor, and delivered to the said mortgagee, bearing even date herewith, with interest on said principal sum or on so much thereof as shall remain unpaid as provided in said mortgage note, interest payable semi-annually on the first days of May and November, in each year, both principal and interest being payable at the office of the Monarch Investment Company, in Wichita, Kansas, in gold coin of the United States of America of the present standard of weight and fineness or its equivalent, together with the current rate of exchange on the City of New York.

Now, therefore, these presents are made upon the following express condition that if the said mortgagor or the mortgagor's heirs, executors and administrators, shall pay to the said mortgagee, its successors or assigns, the said sum of twenty thousand and no/100 dollars, with the interest thereon, according to the tenor and effect of the said note and shall keep and perform all and singular, the covenants and agreements herein contained for said mortgagor to keep and perform, then these presents shall cease and be void, but otherwise shall remain in full force and effect.

COVENANTS: And the said mortgagor for himself and for his heirs, executors and administrators hereby covenant and agree with said mortgagee, its successors or assigns as follows: That the

TO PAY NOTES:

said mortgagor will pay the principal note and the interest thereon herebefore referred to promptly as the same shall become due according to the tenor thereof, that so long as said principal note or interest thereon shall remain unpaid in whole or in part, the said mortgagor will pay all taxes, assessments and other charges that may be levied or assessed upon, or against the said premises, including all taxes and assessments of every kind and character levied upon the interest thereon, of the mortgagee, its successors or assigns, or on this mortgage when due and payable according

TO PAY TAXES:

to law and before they become delinquent, excepting only the Federal Income Tax and the Registration Tax of the State of Oklahoma, that the said mortgagor will keep all the improvements on said premises in good order and repair, and will not do or permit waste on the premises, nor do any other act whereby the property hereby conveyed, shall become less valuable, that the said mortgagor will keep the buildings on said premises, or which may hereafter be erected thereon, constantly insured for the benefit of said mortgagee, its successors or assigns, against loss or damage by fire to the extent of fifteen thousand dollars and no/100 dollars, and against loss or damage by tornado in the extent of fifteen thousand and no/100 dollars, in such manner and in such companies as may be satisfactory to said mortgagee, its successors or assigns, until the debt and all interest

TO INSURE: