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North half of the Southwest quarter of the Southeast quarter, and  
 Southwest quarter of the Southwest quarter of the Southeast quarter, all in  
 Section Twenty-nine, Township Twenty-one, North, Range Fourteen, East Indian  
 Meridian, Containing 185 acres, more or less.

Subject to a prior mortgage of \$6000.00 to Aetna Life Insurance Company.

Together with all rents and profits therefrom and all improvements and appur-  
 tenances 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 Four Hundred Twenty Dollars, according to the terms and conditions  
 of the two promissory notes made and executed by said John S. Cook and Mary C. Cook bear-  
 ing 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 May, 1925.

The said first parties shall not commit or suffer waste; shall pay all taxes and  
 assessments 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 whomsoever  
 assessed, including personal taxes, before delinquent, except the mortgage registration  
 tax provided by the laws of the State of Oklahoma, which shall be paid by the mortgagee;  
 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 abstract 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 of any prior mortgages on said premises; shall keep the buildings  
 upon said premises insured against loss by fire, lightning, wind storms, cyclones and tor-  
 nadoes, 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 re-  
 cording.

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 con-  
 sider 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, accounting 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 judg-