

said Mortgagee, its successors or assigns, the said sum of Fifteen Thousand Dollars, with the interest thereon, according to the tenor and effect of the said promissory note and of the interest notes therein referred to, 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 Mortgagors, for themselves and for their heirs, executors and
TO PAY administrators, hereby covenant and agree with said Mortgagee, its successors
NOTES or assigns as follows: that they will pay the principal note and the interest
notes hereinbefore referred to and described promptly as they become due according to the

TO PAY tenor thereof; that so long as said notes shall remain unpaid in whole or in part,
TAXES they will pay all taxes, assessments and other charges that may be levied or
assessed upon, or against the said premises, or on this mortgage, or on the debt secured
thereby, when due and payable according to law and before they become delinquent, excepting
only the Federal Income Tax and the Registration Tax of said State of Oklahoma; that they
TO KEEP will keep all the improvements erected on said premises in good order and
BUILDINGS IN repair, and will not do or permit waste of the premises hereby mortgaged;
REPAIR and that he will keep the buildings now erected, or any which may hereafter be erected on
said premises, insured against loss or damage by fire to the extent of

TO INSURE Twenty Thousand Dollars, and against loss or damage by tornado to the extent
of Twenty Thousand Dollars, in some company or companies acceptable to said Mortgagee and
for the benefit of said Mortgagee, and will deliver the policies and renewals thereof to
said Mortgagee. Provided that if the said Mortgagors shall fail or neglect to procure,
pay for or deliver such insurance policies to the Mortgagee, the then holder of this Mort-
gage may at their option, do so, and be reimbursed as hereinafter provided.

It is hereby further agreed 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 debt or the interest upon the same during said time of extension.

And it is further expressly understood and agreed between the parties as follows:

FIRST- - Should the said Mortgagors, their heirs, legal representatives or assigns, fail to pay any part of the principal or interest aforesaid when due, or fail to
DEFAULT FOR pay any part of the principal or interest aforesaid when due, or fail to per-
NON-PAY- form all and singular the covenants and agreements herein contained, the entire
MENT OF debt remaining secured by this mortgage shall at once become due and payable
INTEREST at the option of the holder, without notice, and this mortgage may therefore be foreclosed
immediately for the whole of said debt, interests, costs, and other amounts payable hereunder.

FOR NON - SECOND-- Should the said Mortgagors, their heirs, legal representatives or
PAYMENT assigns, fail to make payment of any taxes, assessments, fire insurance pre-
TAXES miums and other charges payable by them, the said Mortgagee, may at its option make payment
thereof, and the amounts so paid with interest thereon at ten per centum per annum shall
be added to and become part of the debt secured by this mortgage without waiver of any rights
arising from breach of any of the covenants, and for such payment with interest as aforesaid
the premises hereinbefore described as well as the Mortgagors their heirs, legal representa-
tives and assigns, shall be bound to the same extent that they are bound for the payment
of the notes herein described.