

THE STATE OF OKLAHOMA
 I hereby certify that I received \$ 61.00 and issued
 Receipt No. 29257 therefor in payment of mortgage
 tax on the within mortgage.

Dated this 3 day of Aug. 1923.
 W. W. Slattery, County Treasurer

terms and conditions of one promissory note made ^{and} executed by Leo E. Liegerot, and
 Walter S. Liegerot, part of the first part, bearing ^{even} date herewith, with interest thereon
 from date, which interest is evidenced by coupon interest notes thereto attached, and the
 mortgagor 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 lien secured hereby, and it is 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 devideance 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 contained
 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 or extensions of time of payment of
 said note either to the makers or to any other person, or taking of other or additional
 security for payment thereof 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 con-
 tained. 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 and assessments that shall be made
 upon said loan or upon the legal holder of said notes 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 personal taxes, ex-
 cepting 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 to assign all policies of insurance of 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 buildings or 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 so expended therefor shall be secured by this mortgage and bear interest
 from the date of payment by the second party, at the rate of 10 per cent per annum; provided