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And the said Mortgagor for itself and its successors does hereby covenant to and with the said Mortgagee, its successors and assigns that it is lawfully seized of the premises afore-
 WARRANTY)) said; that the said premises are free and clear of all incumbrances of every nature and kind whatsoever; and that it 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 whomsoever, and said mortgagors each and both release and convey all right of homestead in and to said premises.

WAIVER OF
 HOMESTEAD.

The condition of the foregoing conveyance is such that:

COMPARED

*Description
 of note*

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 Sixty Thousand and no/100 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 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 April and October in each year, according to the coupon or interest notes thereunto attached and therein referred to, both principal and interest being payable at the office of The Monarch Investment Co., 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 conditions that if the said Mortgagor, its heirs, executors and administrators, shall pay to the said Mortgagee, its successors or assigns, the said sum of Sixty thousand and no/100 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
 TO PAY
 NOTES

And the said Mortgagor, for itself and for its successors heirs, executors and administrators, hereby covenant and agree with said Mortgagee, its successors or assigns as follows: that it will pay the principal note and the interest notes hereinbefore referred to and described promptly as they become due according to the tenor thereof;

TO PAY
 TAXES

that so long as said notes shall remain unpaid in whole or in part, it 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

TO KEEP
 BUILDINGS IN
 REPAIR

Tax and the Registration Tax of said State of Oklahoma; that it will keep all the improvements erected on said premises in good order and repair, and will not do or permit waste of the premises hereby mortgaged; and that he will keep the buildings now erected, , or any which may hereafter be erected on said premises, insured against loss

TO INSURE))

or damage by fire to the extent of Sixty Thousand and No/100 Dollars, and against loss or damage by tornado to the extent of Sixty Thousand and No/100 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 Mortgagor shall fail or neglect to procure , pay for or deliver such insurance policies to the Mortgagee, the then holder of this Mortgage 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,