

same shall become due, of One Hundred Thousand Dollars, according to ten promissory notes of even date herewith, and executed and delivered to said Mortgagee by said Mortgagee by said Mortgageor W. T. Brady One for Five Thousand Dollars, due on April 1, 1925, eight for Ten Thousand Dollars each, due on April 1, in the years 1926, 1927 1928 1929, 1930, 1931, 1932 and 1933, respectively, and one for Fifteen Thousand Dollars, due on April 1, 1934, with interest thereon at six per cent, per annum, payable semiannually on the first days of April and October in each year, and with interest after maturity on the principal and interest severally, at ten per cent per annum, both principal and interest being payable, without grace, to the order of said Mortgagee at its Home Office, in Springfield, aforesaid;

And said Mortgagor W. T. Brady for himself, his heirs, executors, administrators and assigns, covenant, with said Mortgagee, its successors and assigns, as follows,

FIRST to pay said sum of money mentioned in said notes, and the interest thereon, according to the tenor and effect thereof,

### COMPARED

SECOND, That so long as any part of the debt hereby secured shall be unpaid to remove from said premises all statutory lien claims; to protect the title and possession of said real estate and to pay when the same become due all taxes and assessments now existing or hereafter levied or assessed, upon said real estate or the interest therein created by this mortgage, or which by the laws of Oklahoma may be levied or assessed against said Mortgagee or its mortgage interest in said land, or the debt hereby secured, or upon this mortgage; but said Mortgagee shall pay the tax on mortgage required by the laws of said State to be paid by Mortgagees,

THIRD, To keep the buildings on said premises in good repair and condition and not suffer waste thereof,

FOURTH; To keep such buildings, and any which may hereafter be erected upon said premises insured against loss or damage by fire for not less than Two Hundred Thousand Dollars in such insurance company or companies as said Mortgagee may approve, and to deliver to said Mortgagee, as additional security hereto, the policies of such insurance and of any additional insurance which shall be taken out upon such buildings while any part of the indebtedness aforesaid shall remain unpaid, having attached to said policies such mortgage indemnity clause as said Mortgagee shall direct Renewals of such policies shall be so delivered at least ten days before any such insurance shall expire Any sum which may become due under any such policy may be applied by said Mortgagee, at its option either to reduce said debt or to repair said debt or to repair or replace the improvements covered by said policy, Said Mortgagee may at any time, at its own discretion, procure and substitute for any and all of the insurance so held as aforesaid, such other policy or policies of insurance, in like amount, as it may determine. In case of sale under foreclosure hereof, all such insurance shall thenceforth, and until the period of redemption shall expire, be made payable to the holder of the certificate of sale; and in such event said Mortgagee is hereby authorized to collect the unearned premium on any such policy it may cause to be canceled and apply such premium towards the payment of premium on any such new insurance so payable to the holder of such certificate.

FIFTH. In case said Mortgagor shall neglect or refuse to keep said premises in good repair and condition, to pay promptly when due all taxes and assessments, as aforesaid, or to remove any statutory liens on said premises, or to keep the buildings and improvements insured, as aforesaid, and deliver the policy or policies of insurance, or the renewals thereof, to said Mortgagee, as aforesaid, then said Mortgagee may, if it shall so elect, make repairs, pay such taxes and assessments, with the accrued interest, officers' fees, and expenses thereon, redeem said premises which may have been sold or forfeited for taxes or assessments thereon, purchase any tax title thereon, remove any statutory liens, and prosecute or defend any suits in relation thereto, insure and keep insured said buildings in the sum aforesaid, or for any less sum and for such time as said Mortgagee may deem proper. Any sums which may be so paid