

hereof they are the lawful owners of the premises above granted, and seized of a good and inde-
feisible estate of inheritance therein, free and clear of all incumbrances, and that they will
WARRANT AND DEFEND the same in the quiet and peaceable possession of said party of the second
part, its successors and assigns, forever, against the claims of all persons whomsoever,

COMPARED This mortgage is given as security for the performance of the covenants herein,
and the payment to the Aetna Life Insurance Company at its office in Hartford, Connecticut,
its successors or assigns, the principal sum of Eight Thousand Dollars according to the terms and
conditions of one promissory note, made and executed by William C. McGeehie, and Annie McGeehie,
parties 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
loan secured hereby, and it is hereby 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 evidence 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 contained. 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 or assessments that shall be made upon
said loan or upon the legal holder of said note 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, excepting 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 mortga-
gee or its assigns; and to deliver said policies or renewals thereof to the mortgagee as col-
lateral 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 be-
coming 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 to pay
the taxes and assessments upon said land before delinquent, then party of the second part,