

490
 issues and profits thereof, and more particularly bounded and described as follows, to-wit:
 The South east quarter of South East quarter of Section Thirty One (31)
 and North East quarter of South west quarter of Section Thirty Two (32)
 in Township Twenty One (21) North, Range Thirteen (13) East,
 of the Indian Meridian, containing in all 80 acres, more or less, according to the Government
 survey thereof, and warrant the title to the same.

TO HAVE AND TO HOLD, the premises above described, together with all rights and claims
 of Homestead and Exemption of the said first party, their heirs or assigns therein, to said
 THE DEMING INVESTMENT COMPANY, and to its successors and assigns forever; Provided, Neverthe-
 less, and these presents are made by said first party upon the following covenants and condi-
 tions, to-wit:

The said first party covenants and agrees:

FIRST. That they are lawfully seized in fee of the premises hereby conveyed; that
 they have good right to sell and convey the same as aforesaid; that the said premises are clear
 of all incumbrances; and that they and their heirs, executors and administrators will forever
 warrant and defend the title to the said premises against all claims and demands.

SECOND. That said first party will pay to said second party or order the sum of Nine
 Hundred Dollars, with interest thereon from June 25, 1924, until due at the rate of Six per
 cent per annum, payable semi-annually, on the first day of January and July in each year, and
 in accordance with one certain promissory note of the said first party, with 14 coupons at-
 tached, said note and coupons being of even date herewith and bearing interest at the rate of
 ten per cent per annum after maturity, payable semi-annually, and this mortgage secures all
 renewal principal or interest notes that may hereafter be given in event of any extension of
 time for the payment of said principal debt.

THIRD. That said first party will keep all buildings, fences, and other improvements
 on said real estate in as good repair and condition as the same are at this date, and shall
 permit no waste.

FOURTH. The first party hereby agrees to pay, before the same shall become delinquent,
 all taxes, charges or assessments assessed or levied under the laws of this State and of
 the United States of America, upon the above described property, or any part thereof, or any
 interest therein, or upon this mortgage, except the mortgage registration tax, and should the
 first party fail to pay any such taxes, charges or assessments, as above specified, and allow
 the same to become delinquent, the holder may, at its option pay such delinquent taxes, charg-
 es or assessments, and such interest or costs as may have accumulated thereon by force of
 law, and the amount so paid, with interest thereon at 10 per cent per annum from the date of
 such payment, shall be secured by the lien of this mortgage, and be collected by foreclosure
 hereof; and such payment shall not be a waiver of the breach of the foregoing condition.

FIFTH. The first party agrees to procure and keep in force, insurance against loss by
 fire, lightning and windstorm, in the sum of Nine Dollars, on the buildings now or hereafter
 erected on the property, to be written in some responsible old line company approved by the
 holder hereof, and each policy to have second party's form of subrogation clause attached.
 All policies taken out or issued on the property, even though the aggregate exceeds the above
 amount, shall be assigned to the holder hereof as additional security, and in case of loss
 under any policy the holder may collect all moneys payable and receivable thereon, and apply
 same to payment of the indebtedness hereby secured, or may elect to have the buildings re-
 paired or replaced. In case of failure, neglect, or refusal to procure and maintain such
 insurance, or to deliver the policies to the holder hereof, the holder may, at its option,
 without notice, declare the whole debt hereby secured due, and foreclose, and may, whether