

American National Company, of Oklahoma City, Oklahoma, shall be applied by it to the payment of the taxes and the interest coupons as they become due and payable, together with all collection fees and tax payments thereon.

(c) Said party of the first part also covenants and agrees that it will pay in proportionate monthly installments on or before the fifteenth day of each month to EXCHANGE TRUST COMPANY of TULSA, Oklahoma, and the American National Company, of Oklahoma City, Oklahoma, each and every payment in equal amounts to each of said Exchange Trust Company, and American National Company, an amount sufficient to pay interest and establish a fund to pay principal of said bonds when due, provided that first party shall be allowed four (4%) per cent, interest per annum on such amounts so deposited.

ADVANCES OF PRIOR LIEN.

Section 6. If the Trustees, as they are hereby expressly authorized in their discretion to do, advance any money for the purpose of making payments or performing or securing the performance of any obligations herein undertaken to be made or performed by party of the first part, or, to protect the title or estate hereby conveyed or in the employment of agents or attorneys, all money so advanced or expended shall be charged and secured by this indenture, in the same manner as said bonds and coupons, but shall have priority over such bonds and coupons, and shall be repaid by first party upon demand, with interest at the rate of ten (10%) per cent. per annum, as between the parties to this indenture and purchasers of properties sold under any provisions hereof the legality and validity of all taxes, assessments, and liens shown by usual public books or records shall by such books be conclusively established, and proper and regular receipts for such other payments or advances shall be prima facie evidence of the validity of such claims and of the time and amount of such payments.

WARRANTY Section 7. The party of the first part hereby covenants that said first party is possessed of all the properties hereby conveyed, and has full power to convey the same as herein set out, and will forever warrant and defend the title to said properties and the peaceable and quiet possession thereof against all and every person or persons lawfully claiming or to claim the whole or any part thereof.

TAXES AND LIENS:

Section 8. It is hereby covenanted and agreed by said party of the first part that the estates and properties hereby conveyed and transferred are free and clear of all general and special taxes and assessments, mechanics liens, or incumbrances of any kind whatsoever, excepting a first mortgage for \$350,000.00, of even date herewith, and in favor of said same Trustees, prior to the lien hereof; that said party of the first part will promptly pay and full discharge, before they become delinquent all general and special taxes levies, assessments, liens, and incumbrances of every nature whatsoever, which may, during the lien hereof, be or become a lien upon or against the real property hereby conveyed or any part hereof, or against the improvements or fixtures now or hereafter erected thereon, and will not suffer any mechanics or other liens having priority over the lien of this indenture to attach to any of said properties and will file with the Trustees evidence satisfactory to it of such payment, discharge, and freedom from taxes, mechanics or other liens, or incumbrances.

Section 9. Said party of the first part covenants to cause this deed and any instrument of further assurance, to be properly recorded, and, upon the request of the Trustees to do and to perform all acts necessary and proper to keep valid the lien hereby created or intended to be created, and as often as may be necessary to make, execute, and deliver to the Trustees such other or further deed or deeds, conveyances, or assurances as said Trustees may,

COMPARED BY
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