

with all the improvements thereon and appurtenances thereunto belonging and warrant the title of the same. This mortgage is given to secure the principal sum of seven hundred sixty & no/100 dollars, with interest thereon at the rate of 10 per centum per annum, payable on deferred balance, monthly, according to the terms of one certain promissory note, described as follows. to-wit: One note dated November 22nd, 1924, payable to Louis Sealy in the sum of \$760.00, payable in installments of \$40.00 per month, beginning December 22nd, 1924, with ten per cent interest on deferred balance payable monthly.

FIRST: The mortgagors represent that they have fee simple title to said land, free and clear of all liens and encumbrances, except \$2500.00 first mortgage as appears of record, and hereby warrant the title against all persons, waiving hereby all rights of homestead exemption, and waive the appraisalment of said lands in case of sale under foreclosure.

SECOND: If said mortgagors shall pay the aforesaid indebtedness both principal and interest, according to the tenor of said note, as the same shall mature, and shall keep and perform all covenants and agreements in this mortgage, then these presents shall become void, otherwise to remain in full force and effect.

THIRD: Said mortgagors agree to pay promptly when due and payable all taxes and assessments that maybe levied within the State of Oklahoma, upon said lands and tenements, or upon any interest or estate therein including the interest represented by this mortgage lien and further to pay any tax, assessment or charge that may be levied, assessed against or required from the holder of said mortgage and note as a condition to maintain or of enforcing or enjoying the full benefit of the lien of this mortgage, or the collection of said indebtedness; and will pay any and all labor and material liens whether created before or after this date that are lawfully charges against said premises.

And will also keep all buildings erected and to be erected upon said lands, insured, against loss and damage by tornado and fire with insurance approved by the mortgagee herein in the sum of \$_____ as a further security for said debt, and assign and deliver to the mortgagee all insurance upon said property to be by it collected, as its interest may appear. In case said mortgagor shall fail to pay such taxes, assessments, charges, labor or material liens or insurance, then the holder of this mortgage and the debt secured hereby may pay said taxes, assessments, insurance charges and liens, and said mortgagors agree to repay upon demand the full amount of said advances with interest thereon at the rate of ten per centum per annum from the date of such advancement, and this mortgage shall be a further lien for the repayment thereof.

Fourth: Mortgagors agree to pay promptly when due all interest or principal payments on all prior encumbrances if any upon said land, and if mortgagors or their successors in the ownership of the land herein mortgaged, default in payment of either principal or interest of any prior encumbrance, the holder of the note secured by this mortgage may pay off such prior encumbrance, in full, or the amount due thereon, whether principal or interest, or may pay off the entire prior encumbrance in full, and mortgagors agree forthwith to repay same with interest at the rate of ten per cent (10%) per annum from date of such advancement, and the lien of this mortgage shall extend to and protect such advances and interest and if the same be not paid within thirty (30) days from date of advancement, the holder of the note secured hereby may at any time thereafter proceed to foreclose this mortgage and all the indebtedness secured by said note shall become due and payable at the option of the holder thereof.

Non-compliance with any of the agreements made herein by the mortgagors shall cause the whole debt secured hereby to mature at the option of the holder hereof, and no