

It is expressly agreed and understood by and between the parties hereto that this mortgage is a first lien upon the said premises and that the first parties will pay said principal and interest at the time and in the manner provided in said notes and that the first parties will pay all taxes and assessments against said premises immediately upon the same becoming due and will not commit or permit any waste upon said premises; that the buildings or other improvements thereof shall be kept in good repair and shall not be destroyed or removed without the consent of the second party or its assigns. First Parties agree to insure the improvements now or hereafter on said property against loss by fire in at least the sum of Forty-two Thousand and No/100 (\$42,000.00) Dollars and against loss by wind storm or tornado in at least the sum of Twenty-one Thousand and No/100 (\$21,000.00) Dollars, and to carry such other kinds and amounts of insurance as the Trustee may from time to time require, all to be in solvent insurance companies satisfactory to the Trustee and during the lien hereof to keep in force such insurance for the benefit of the Trustee, and to keep assigned to the Trustee all policies for all insurance of every kind now or hereafter upon any improvements on said premises, no matter how large the amount of such insurance, and to pay all premiums or assessments thereon, the loss under all such policies to be made payable to the Trustee, said policies to be delivered to the Trustee to be by it held or, at its option, delivered to party of the Third Part, the Trustee being hereby authorized to sue for and collect all moneys payable under such policies, and to hold and apply the proceeds thereof at its discretion either to the restoration of such improvements, or towards the payment of said notes, all of such policies to have mortgage clause in a form satisfactory to second party or its assigns attached. If the title to said premises be transferred, the second party or its assigns is authorized as agent for first parties to assign the insurance to the grantee of the title, without any duty, however, on the second party or its assigns so to do.

It is further understood and agreed that in event any taxes or assessments against said premises become delinquent or any other sums become due, the payment of which is necessary to protect the property or the rights of the second party or assigns, or in the event of the failure to procure and keep in force insurance as herein provided, the second or third party, or either of them, or their assigns may pay any such taxes or assessments or sums necessary, or procure and pay for such insurance, (but there is no obligation upon the second party or its assigns so to do); and the first parties agree to repay the same immediately with interest at 10% which sums so expended and interest shall be a lien on the real property above described and secured hereby.

It is further agreed that if and as soon as this mortgage or the notes secured hereby are placed in the hands of an attorney for collection, first parties agree to pay to the holder hereof 10% of the amount then secured hereby which shall in no event be less than \$50. as a reasonable attorney's fee, which is hereby agreed to be a reasonable attorney's fee, and which shall be secured hereby, and shall upon a foreclosure hereof be taxed as costs.

It is further agreed that any expense incurred in litigation or otherwise, or in the purchase of any abstract of title or continuation of any abstract of title which the holder hereof may at any time deem necessary, shall be paid by first parties to the holder hereof, which sum shall be a lien on the premises above described and secured hereby.

It is further agreed that in the event of the passage after the date of this mortgage of any law of the State of Oklahoma deducting from the value of land for the purposes of taxation any lien thereon or changing in any way the laws now in force for the taxation of mortgages, deeds of trust or the debts or obligations secured thereby for state or local purposes, or the manner of the collection of any such taxes so as to affect the interest of the holder the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the holder without notice to any party, become immediately due

COMPARED BY
J. S. and J. L.