

The South half or the North West Quarter of Section Seventeen in Township Twenty one (21) of Range Fourteen (14) containing 80 acres.

TO HAVE AND TO HOLD said premises, with the appurtenances thereto including any right of homestead and every contingent right or estate therein unto the said party or the second part, its successors and assigns forever; the intention being to convey an absolute title in fee which the said party or the first part does hereby warrant and will forever defend.

PROVIDED HOWEVER, that if the said party or the first part shall pay, or cause to be paid to the said party or the second part, its successors or assigns, the principal sum of (\$800) Eight Hundred Dollars, on the first day of December A.D. 1914 with interest thereon at the rate of six per cent per annum, payable on the first day of June and December in each year, together with interest at the rate of ten per cent per annum on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of a promissory note, bearing even date herewith, executed by the said party of the first part, and payable at the office of Bartlett Brothers Land and Loan Company, in St. Joseph, Missouri and shall perform all and singular the covenants herein contained; then the estate hereby granted shall cease and this mortgage shall become null and void, and be released at the expense of the said party of the first part.

AND the said party of the first part does hereby covenant to pay or cause to be paid, the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be; and any costs, charges or attorney's fees incurred and paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage.

And The said party of the first part does hereby further covenant to pay all taxes and assessments, levied under the laws of Oklahoma, on said premises, or on this mortgage, or on the lien created by this instrument, or on the note or debt hereby secured, before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and keep the buildings thereon in good repair and insured to the amount of \$---0 in insurance companies acceptable to the said party of the second part, its successors or assigns, and assign and deliver to it or them all policies of insurance on said buildings, and the renewals thereof; and in case of failure to do so, the said party of the second part, its successors or assigns, may pay such taxes and assessments, make such repairs, or effect such insurance; and the amounts paid therefor, with interest thereon, from the date of payment, at the rate of ten per cent per annum, shall be collectible with, as part of, and in the same manner as the principal sum hereby secured.

AND the said party of the first part does hereby agree that in case of default in payment of any installment of interest or in the performance of any of the covenants herein contained, then, or at any time thereafter, during default, the said party or the second part, its successors or assigns, may, without notice, declare the entire debt hereby secured immediately due and payable, and thereupon, or in case of default in payment of said promissory note at maturity, the said party or the second part, its successors or assigns, shall be entitled to immediate possession of said premises, and may