

74
thence in a southerly direction, parallel to and 45 feet distant from the West line of the alley 150 feet, thence in a westerly direction 45 feet along South line of lot 4 to place of beginning.

The mortgagors represent that they have fee simple title to said land, free and clear of all liens and incumbrances, and hereby warrant the title against all persons, waiving hereby all rights of homestead exemption.

Provided, That whereas said mortgagors are justly indebted unto said mortgagees in the principal sum of Two thousand dollars for a loan thereof, made by said mortgagees to said mortgagors and payable according to the tenor of 2 certain principal notes executed by said mortgagors bearing date Jan. 1st 1910 payable to the order of said mortgagees. Four Hundred fifty Dollars on the 15th day of June 1910 and \$1550.00 on the 1st day of January 1911, with interest from date until default or maturity, at the rate of 8% per cent per annum, and after default or maturity at the rate of ten per cent per annum, payable annually both before and after maturity, the installments of interest until maturity being evidenced by x coupons attached to said principal notes, and of even date therewith, and payable to the order of said mortgagees, both principal and interest being payable at - - - - -

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

Said mortgagors agree to pay all taxes and assessments that may be 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, or upon the mortgage or the note or debt secured hereby; 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 maintaining or enforcing or enjoying the full benefit of the lien of this mortgage, or the collection of the said indebtedness. In case said mortgagors shall fail to pay any such taxes, assessments or charges, then the holder of this mortgage and the note secured hereby may pay said taxes, assessments or charges, and said mortgagors agree to repay upon demand the full amount of said advances, with interest at the rate of ten per cent per annum from date of such advancement, and this mortgage shall be a further lien for the payment thereof.

The mortgagors agree to keep all buildings and improvements upon said land in as good a condition as they now are; to neither commit nor suffer waste, to maintain continuously until this loan is fully paid, both fire and tornado insurance upon all buildings in a company satisfactory to the mortgagee or assigns, in a sum not less than One Thousand Dollars, payable in case of loss to mortgagee or assigns, upon the mortgage indebtedness all insurance policies to be delivered unto mortgagee or assigns as soon as written, and by them retained until the payment of this obligation. And