

ten coupons interest notes thereto attached.

SECOND: Said parties of the first part hereby covenant and agree to pay all taxes and assessments of whatsoever character on said land, and any taxes or assessments that shall be made upon said loan or upon the legal holder of said notes and mortgage, on account of said loan by the State of Oklahoma, or by the county or town wherein said land is situated, when the same become due, and to keep the buildings upon the mortgaged premises insured in some reliable fire insurance company, approved by the party of the second part, for the sum of ----- Dollars, and to assign the policies to said party of the second part, ^{and to assign the policies to said party of the second part as their interest may appear and deliver said policies and renewals to said party} to be held by them until this mortgage is fully paid, and said party of the first part assumes all responsibility of proof and cost and expense of collecting such insurance if loss occurs.

THIRD:--The said parties of the first part agree to keep all buildings, fences and other improvements on the said land in a good repair as they now are, and not to commit or allow any waste on said premises.

FOURTH:--It is further ^{expressly} agreed by and between the parties hereunto that if any default be made in the payment of any part of either said principal or interest notes, when the same become due, or in case of default in the payment of any installment of taxes or assessments upon said premises, or upon said loan, or the premiums for said fire insurance when the same become due, or in case of the breach of any covenant or condition herein contained, the whole of said principal sum named therein, and interest thereon, shall become immediately due and payable, at the option of said second party, and this mortgage may be foreclosed accordingly. And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises are pledged to the party of the second part, or its assigns, as additional collateral security, and said party of the second part, or assigns, shall be entitled to possession of said premises, by Receiver or otherwise.

FIFTH:--It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest notes herein described, and all renewal, principal or interest notes that may hereafter be given in the event of any extension of time for the payment of said principal debt, to evidence said principal or the interest upon the same during the said time of extension.

SIXTH:--Said parties of the first part hereby agree that, in the event action is brought to foreclose this mortgage, they will pay a reasonable attorney's fees of One Hundred Twenty-five Dollars, which this mortgage also secures, and they do hereby expressly waive any appraisal of the said real estate.

The foregoing conditions being performed, this conveyance to be void; otherwise of full force and virtue.

IN TESTIMONY WHEREOF, the said parties of the first part hereunto subscribe their names and affix their seals on the day and year above mentioned.

W. D. Flournoy (Seal)

Iva P. Flournoy. (Seal)

Executed and Delivered in the Presence of

STATE OF OKLAHOMA)
COUNTY OF TULSA.) SS.

Before me, F. L. Dunn, a notary Public in and for said county.