

IT IS STIPULATED AND AGREED that the parties of the first part will cause the buildings now located upon said premises, or which may hereafter be built thereon to be insured for the benefit of the party of the second part in some safe and responsible insurance company for the insurable value thereof, as the party of the second part or its successors in trust may select, and keep the same so insured and will deliver all policies of such insurance and all renewal certificates thereof from time to time to said party of the second part, or its successors in trust, and all such policies of insurance shall be made payable in case of loss, to said second party as its interest may appear.

The said parties of the first part stipulates and agrees to pay all taxes, and assessments which may be assessed and levied against said property when the same shall become due and payable.

If the parties of the first part shall fail or refuse to keep said buildings insured as herein provided for, or shall fail or refuse to pay any taxes or assessments which may be made against said property, as herein agreed to, then the party of the second part or its successors in trust shall have the right to cause said buildings to be insured, for its use and benefit as its interest may appear and to pay the premiums thereon, and shall have the right to pay all taxes and assessments which may be assessed and levied against said property and remaining unpaid, and shall have a lien upon the premises hereinbefore described for all such amounts laid out and expended by it for said purposes, together with interest thereon at the rate of eight per cent per annum, and all of which shall be and constitute a lien upon the premises herein described and shall be and become a part of the debt hereby secured.

AND IT IS EXPRESSLY AGREED that if default shall be made in any payment of said indebtedness or any part thereof, or interest thereon, or of any of said coupons interest notes, or any part thereof according to the tenor of said bond at the time therein provided for, or if any taxes or assessments on said land shall become due and delinquent or remain unpaid when the same is due and payable, or if any waste shall be committed upon said premises, or if any buildings now or hereafter erected on said lands shall be destroyed or materially damaged by fire or otherwise, or if the insurance be not procured and the policies of insurance delivered as herein specified, or in case of a breach of any of the covenants herein contained, then and in that event all of said bond and all of the indebtedness herein described shall become due and payable and in that event it shall be lawful for the party of the second part, its successors to enter upon, possess hold and enjoy the above granted premises.

And the said parties of the first part for said consideration hereby expressly waives approvement of said real estate and all benefit of the Homestead Exemption and Stay Laws of the State of Oklahoma, and hereby further agrees to pay the indebtedness hereby secured, and in addition thereto an attorney's fee amounting to ten per cent of the amount due at the time of the foreclosure of this Trust Deed; provided this mortgage is foreclosed by an attorney of record in the State of Oklahoma.

It is further Agreed that all abstracts and muniments of title to said lands shall be retained by the said Colonial Trust Company, its successors and assigns, until this deed of Trust shall be released or foreclosed, and in case of foreclosure hereof the same shall be delivered to the party acquiring title