

parallel with the northerly line of said lot 4, a distance of 40 feet; thence in a southerly direction on a line parallel with the westerly line of said block 85, a distance of 90 feet to the southerly line of said lot 4; thence in a westerly direction along the southerly line of lot 4 a distance of 40 feet to the place of beginning.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said grantee and its successors or assigns, free, clear and discharged of and from all former grants, charges, taxes, judgments and mortgages, and other liens and incumbrances whatsoever.

Hereby releasing and waiving appraisement and all rights under and by virtue of the homestead, exemption and redemption ~~and redemption~~ laws of the State of Oklahoma.

IN TRUST NEVERTHELESS for the purpose of securing the performance of the covenants and agreements herein.

Whereas, the grantor J. B. Cross and Belle Cross are justly indebted upon one principal promissory note, bearing even date herewith, payable to MID-CONTINENT LIFE INSURANCE COMPANY, or order, signed, and delivered, for the sum of Twelve Hundred (1200.00) Dollars, due on the 1st day of April A. D. 1915, and bearing interest from date, at the rate specified therein, payable semi-annually, as further evidenced by interest notes attached thereto; both principal and interest being payable at the office of the MID-CONTINENT LIFE INSURANCE COMPANY, Muskogee, Oklahoma, or at \_\_\_\_\_ as the holder may elect and bearing interest after maturity at the rate of 10 per cent. per annum.

The grantors covenant and agree as follows:

FIRST--to Pay said indebtedness and the interest thereon as herein and in the said notes provided, or according to any agreement extending the time of payment.

SECOND --To pay before delinquency all taxes and assessments by or in the State of Oklahoma against said premises or against the interest of the grantee or his successors or assigns therein, or against this Mortgage or the money or indebtedness secured hereby, without regard to any law heretofore or hereafter enacted imposing payment of the whole or any part thereof upon the grantee or his successors or assigns or the holder of the notes hereby secured, and on such payment to submit to the grantee or his successors or assigns receipts therefor.

THIRD To cimit or permit no waste upon said premises.

FOURTH --To keep all buildings at any time on said premises insured for at least the amount of their fair value against loss by fire, tonades, and lighting in companies to be approved by the grantee or its successors or assigns, such insurance policies to be so written as to require all loss to be applied in the reduction of said indebtedness at the option of the holder hereof. And in the event of the failure of said grantor to keep said buildings so insured then the grantee herein, its successors or assigns, may at its or their option have said buildings so insured.

In the event of the failure to pay taxes or assessments, the grantee or his successors or assigns or the holder of said indebtedness may pay such taxes or