

And the first parties hereby expressly agree: (1) To pay said note and coupons promptly and fully on the days the same shall severally become due. (2) Neither to commit nor permit waste on above described premises, and to put and keep said real estate, buildings, and improvements in good repair, (3) To pay all taxes on said real estate before delinquency, and that in case of failure to pay any of said taxes before delinquency, then said second party may pay such taxes, and the sums so advanced, with interest at ten per cent per annum till paid, shall be repaid by the first parties, and the amount of same shall be secured by this indenture. (4) To procure and keep in force paid up policies of fire insurance covering the buildings which now are or may hereafter be on said real estate, for at least two thirds of their value, so long as this indenture shall remain in force, in such insurance companies as the second party, their personal representatives or assigns, shall select, the policies to be drawn so that the loss, if any, shall be payable to the second party, their personal representatives or assigns, as additional security, and deliver all policies and renewal receipts to the second party, their personal representatives or assigns, and if default be made by the first parties in this behalf, then the second party may effect and keep up such insurance and recover the cost thereof, with interest at the rate of ten per cent per annum, till paid, from first parties and such sum shall be secured by this indenture. (5) In case suit be brought to foreclose this mortgage, to pay an attorney's fee of ten per cent of the amount of the debt secured by this indenture, at the time judgment is rendered, which attorney's fee shall be secured by this mortgage.

And the said first parties hereby further agree that if default shall be made in the payment of said note or any of said coupons, or any part thereof, or in the payment of any tax, or any part thereof, or in procuring and keeping up said insurance, or in keeping and performing all covenants and agreements of this indenture, that then, after any such default, the legal holder of said bond may treat the bond and coupons and moneys advanced as due and collectible and the whole of said indebtedness shall bear interest at the rate of ten per cent per annum from the date thereof, and this indenture may be foreclosed to pay and satisfy the amount of said note, interest, advances, and costs, including costs of extending abstract and said attorney's fee.

And also upon the maturity of said indebtedness hereby secured, whether the same become due by maturity or by option of the legal holder of said note, either in term time or vacation, the first parties hereby consent to the appointment of said second party, or any other suitable person, as receiver, and that said receiver be authorized, directed and empowered to take possession of said premises hereby conveyed, and all crops thereon, and to collect the rents of said premises, and do and perform such other acts as may be required by order of the court or judge making such appointment.

In witness whereof, the first parties hereunto set their hands and seals the day and year first above written.

Wm. G. McGachie (seal)

Signed in presence of
E.W. Craig
A. G. Porter.

Annie M. McGachie (seal)

State of Oklahoma, Tulsa County, SS.

On this 15th day of September A.D. 1910, before me a Notary Public