is well seized of the property and premises above conveyed, and has full power and lawful authority to grant bargain sell and convey and assign the same in manner and form aforesaid.

8— If the said The Tulsa Corporation its successors or assigns, shall at any time hereafter make default, or refuse, neglect or omit for three months after the appointed and proper time to pay the semi-annual interest on the bonds intended to be secured hereby, or any of them, or to make payment of the principal of said bonds or any of them, or part thereof, as provided therein or shall suffer or allow any taxes, assessments or charges to be or become in arrears, whereby the security of this mortgage may be impaired, or shall fail to pay and discharge any lien upon said premises for labor or material or otherwise, which the protection of the lien of this mortgage shall require to be paid or shall fail to keep said premises insured with the provision that the loss thereunder shall be paid to the Trustee herein (as hereinabove more particularly specified and set forth) or, if proceedings of any kind shall be commenced against the said The Tulsa Corporation for the appointment of a receiver, or for the foreclosure of any deed of trust or mortgage on the property hereby conveyed or any part of it, or in case of the institution of any proceedings, either at law or in equity, whereby the control or ownership of the property, or any part thereof, herein mentioned may be affected or disturbed, or in case the said The Tulsa Corporation shall do, or permit to be done, anything