payment of said note and interest coupons. It is hereby further stipulated and agreed that every insurance policy issued on the premises covered by this mortgage during the existence of said mortgage, shall be assigned as collateral security to the party of the second part, or assigns, as above provided, and whether the same have been actually assigned or not, the same shall, in case of loss, be payable to said second party, or assigns to the extent of their interest as mortgagee in said premises.

And it is further stipulated, that in case the said parties of the first shall make default in payment of the taxes or assessments against said real estate, as, and at the times required by law, or of keeping said buildings insured, as aforesaid, then the said second party, or its legal representative may pay such taxes and assessments and effect such insurance, and the amount so expended therefor, with interest at the rate of 8 per cent. from date of such expenditure until paid, shall be considered a sum the repayment of which is intended to be hereby secured.

And it is further agreed that should a petition be filed to foreclose this mortgage, gain possession of said Real Estate or to protect the right of the mortgagee herein in the title or possession to said real estate that said mortgagor will pay a reasonable attorneys fee and the payment thereof shall also be secured by this mortgage.

And if default be made in the payment of said note at maturity or any interest payment when due, or of the taxes or assessments aforesaid, or to procure and maintain such insurance, or any part of either, or if waste be committed on, or improvements are removed from the land, then in any or either event, upon the breach of these conditions, or any or either of them, the whole of the sums intended to be hereby secured shall, at the option of the grantee herein, or the legal holder hereof, become immediately due and payable without notice, and the grantee or legal holder hereof, or her assignee, agent or attorney, shall have the power to sell said property, or any part thereof, at public sale to the highest bidder for cash at the front door of the Post Office in Tulsa in the Indian Territory or same may be located at time of sale, public notice of the time and place, and terms of sale, having first been given 30 days notice by advertising in some newspaper published in, or of general circulation in said town or Territory, or by printed or written hand bills posted in 5 public places in the vicinity of said land, at which sale the said grantee or assignee may bid and purchase as any third person might do, and the said parties of the first part hereby authorize the said grantee or assigns, to convey said property to any purchaser at said sale and the recitals of such deed of conveyance shall be taken as prima facie true, and the proceeds of said sale shall be applied first, to the payment of all costs and expenses attending said sale; second, to the payment of said debts and interest, and the remainder, if any, to the grantors.

All rights of appraisement, sale or redemption and homestead are hereby waived by the grantors herein.

Parties of the first part agree to pay for recording the release of this mortgage when same is paid.

In testimony whereof the parties of the first part have hereunto subscribed their names and affixed their seals.

Witnesses:

Joseph S. Westerheide

R. D. Keller

W. B. Widner (Seal)

Emmily D. Widner (Seal)