said second party and before the expiration of any of said policies the first parties or their assigns shall have policies renewed and delivered to said second party. Said first parties or their assigns agree that the premium on said insurance policies shall be fully paid at the time of the delivery of said policies and, for a term of not less than five years.

And it is hereby further agreed that in case the said first parties shall make default in payment of said notes or the interest then when due, or the taxes, or in keeping said buildings insured as aforesaid, or the principal or interest of any prior incumbrance against said real estate then the said second party his heirs, assigns or legal representatives may pay such tax or prior incumbrance or interest thereon or effect such insurance and the amount necessarily expended therefor with interest at 8 per cent per annum from the date of such expenditure until repaid shall be considered a sum the repayment of which is intended to be hereby secured. And said first parties hereby waive any and all rights of appraisement sale or redemption provided for in chapter 51 of the Indian Territory Statutes 1899, the same being an act on mortgages adopted May 2, 1890.

And if default be made in the payment of sums hereby secured at maturity or when the same or either of them become due and payable or if any taxes or assessments now or hereafter levied or imposed in said Indian Territory against said real estate or if any installment of principal or interest of any mortgage or lien prior to this one not paid when the same are due and payable or if default be made in the covenant to keep said property insured as herein set forth then in either of these cases the sum hereby secured with interest thereon shall