then the said second party, his heirs or assigns or legal representatives may pay such taxes, or effect such insurance, and the amount necessarily expended therefor, with interest at eight percent 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 and homestead, the mortgage on the property herein described being given as security for money borrowed;

And if default be made in the payment of any note hereby secured at maturity, or if default be made in the payment of any interest due on any note hereby secured when the same becomes due and payable, or if any taxes or assessments now or hereafter levied or imposed against said real estate, are permitted to become delinquent, or if default be made in the agreement to keep said property insured, as herein set forth, then in either of these cases, the sums hereby secured, with the interest thereon, shall immediately become due and payable, at the option of the mortgagee or assignee, without notice. Then the said grantee, or his assigns, agent or attorney, shall have power to sell said property at public sale to the highest bidder, for cash, at the front door of the U. S. Postoffice in Tulsa, Oklahoma, as the same may be located at the time of sale, public notice of the time and place of said sale having first been given thirty days, by advertising in some newspaper published in said Tulsa, Okla, or by printed or written hand bills posted up in five public