said indebtedness is paid
Fourth: To pay all taxes which are due or which hereafter
may become liens on said real estate, when by law
the same are made payable, and all taxes which
may be assessed in Oklahoma against the said
second party or assigns on this mortgage or the
notes secured hereby.
Fifth: In case said first party shall fail or neglect
to provide such insurance or pay said taxes,
the said second party and assigns as aforesaid
may do so and this mortgage shall stand
security for any amounts so expended by said
second party, with interest at the rate of
eight per cent. per annum.
Now, if the covenants aforesaid shall be well
and truly kept by the said first party, then the
property hereinbefore conveyed shall be released
at the cost of the said first party, but if said
first party or assigns shall fail to pay either
principal or interest, when the same becomes due,
(or any notes given as evidence of interest on any
extension of the time of payment of the debt
herein secured when the same shall be due) or
shall permit or suffer waste to be done upon
said premises; or fail to comply with any of
the foregoing covenants or agreements, the whole
sum of money herein secured, with accrued interest,
shall become due and payable at the option
of the said second party and assigns as
aforesaid, without notice, and this mortgage
may be foreclosed at once for the whole of said
money, accrued interest and costs, including
a reasonable attorneys fee, to become due upon
institution of any suit for foreclosure, and