all moneys becoming payable thereupon, and apply the same toward the payment of said indebtedness; and this mortgage shall be a lien upon all insurance held by said first party or assigns upon said premises, whether the policies therefor are assigned or not, until 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 attorney's fee, to become due upon institution of any suit for