Second: Said parties of the first part hereby covenant and agree to pay all taxes and assessments of whatsoever character on said land and any taxes or assessments that shall be made upon said loan or upon the legal holder of said notes and mortgage, on account of said loan, by the State of Oklahoma or by the County or Town wherein said land is situated, when the same become due and payable,

Third: The said parties of the first part agree to keep all fences and other improvements on said land in as good repair as they now are and not to commit or allow any waste on said premises.

Fourth: It is further expressly agreed by and between the parties hereto that if any default be made in the payment of any part of either said principal or interest notes when the same become due, or in case of default in the payment of any installment of taxes or assessments upon said premises, or upon said loan, or in case of the breach of any covenant or condition herein contained, the whole of said principal sum named herein, and interest thereon, shall become immediately due and payable, and this mortgage may be foreclosed accordingly. And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises are pledged to the parties of the second part, or their assigns, as additional collateral security and said parties of the second part, or assigns shall be entitled to possession of said premises by receiver or otherwise

Fifth: It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest herein described, and all renewals