case the taxes or assessments of any kind levied against said premises are not paid when due, or if there is a failure to maintain insurance as in this mortgage provided, then the second party, his heirs, assigns, or legal representatives, may pay such taxes or assessments, or effect such insurance and the amounts so expended therefor shall bear interest from the date of such expenditure at eight per cent per annum, and this mortgage is security for the money so expended with interest as provided.

It is further agreed by the party of the first part, binding his heirs, legal representatives, successors, assigns, grantees and lessees, that during the life of this mortgage, or any part thereof, there shall be no stripping of any part of the premises herein mortgaged to obtain coal, stone or other minerals or substances, nor shall any mining of any kind or nature be permitted thereon. However the foregoing provision shall not apply to any oil or gas lease now on said premises that now appears of record either in the office of the U. S. Indian Agency at Muskogee or in the County where the said premises are located or in the proper recording district of the Indian Territory, before Statehood became effective for Oklahoma, but all incomes, profits, royalties or other moneys or thing of value due or to become due from said oil and gas lease or leases, as well as any other right, title or interest of mortgagors therein, are hereby assigned to the mortgagee herein, his assigns, successors or legal representatives as a further and additional security for the just performance of the obligations named in this mortgage.