of value arising from any oil and gas lease as above provided, or to comply with any of the agreements or provisions of this mortgage, then, in either event, that the whole sum hereby secured shall at once without notice become due and payable, at the option of the holder hereof, and shall bear interest thereafter at the rate of eight per cent per annum, and the said party of the second part, his heirs, successors, legal representatives or assigns shall be entitled to a foreclosure of this mortgage and to have the said premises sold and the proceeds thereof applied to the payment of the indebtedness hereby secured and that immediately upon the filing of the petition in foreclosure, the holder hereof shall be entitled to the possession of said premises, and to each and every part thereof, and to collect and apply the rents therefrom, less the reasonable expenditures, to the payment of the indebtedness secured under this mortgage, and for this purpose the holder hereof shall be entitled to a receiver, to the appointment of which the mortgagor hereby consents, which appointment may be made either before or after the decree of foreclosure and the holder hereof shall in no case be held to account for any damages nor for any rental or other moneys other than those actually received. The appraisement of said premises is hereby expressly waived. All covenants and agreements herein contained shall run with the premises hereby conveyed, and this mortgage and the evidence of indebtedness hereby secured shall in all respects be governed and construed by the ...