

THIRD :- 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 becomes due, or in case of default in the payment of any installment of taxes or assessments upon said premises or upon said loan or the premium for fire insurance as hereinafter provided when the same become due 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 the payment or breach of any covenant or condition herein, the rents and profits of <sup>the</sup> premises are pledged to the parties of the second part or their assigns as additional collateral security and said party of the second part, or assigns shall be entitled to possession of said premises by receiver or otherwise.

FOURTH: Said parties of the first part hereby agree in the event action is brought to foreclose this mortgage they will pay a reasonable attorney's fee of Fifty No/100 Dollars which this mortgage also secures.

FIFTH : ~~It is hereby~~ It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest herein described, and all renewal principal or interest notes that may hereafter be given in the event of any extension of time for the payment of said principal debt, to evidence said principal or the interest upon the same during the said time of extension.

SIXTH: Said parties of the first part hereby covenants 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 becomes due and to keep the buildings upon the mortgaged premises insured in some reliable fire insurance company approved by the party of the second part for the sum of Five Hundred Dollars (\$500.00) and to assign the policies to said parties of the second part to be held by them until this mortgage is fully paid and said parties of the first part assume all responsibility of proof and care and expense of collecting such insurance if loss occurs?

SEVENTH : It is further agreed by and between the parties hereto that should drilling be commenced upon said premises at any time for oil or gas or mining operations be commenced upon said premises whether by shaft mining, stripping or any other process for the purpose of removing from said land any coal, minerals stone or other substances of any character whatsoever, such drilling or mining shall operate to make the debt which this mortgage secured payable upon demand and second party hereto shall be entitled to demand and receive from first parties full payment of said mortgage debt at any time they (said second parties) may demand such payment and in the event first parties fail to pay debt immediately upon such demand being made, then the second parties shall be entitled to enforce the payment of such debt by action to foreclose this mortgage the same as if said first parties had defaulted in the performance of all the other provisions hereof resting upon them to do.

And the said parties of the first part for the said consideration do hereby expressly waive appraisal of said real estate and all benefit of the homestead exemption