

family; and the comission of waste shall, as the option of the mortgagee render this nortgage due and payable .

NINTH: and the said first party agrees that in the event of the failure, neglect or refusal of said first party to insure the buildings, or to reinsure the same, and deliver the ~~same~~ policy or policies, properly assigned or pledged to the Said The Inter- State Mortgage Trust Company, before noon of the day on which any such policy or policies shall expire, then the said second party is hereby authorized and empowered by these presents to insure or reinsure said buildings for said amount in such company or companies as it may select and the said The Inter-State Mortgage Trust Comapany may sign all papers and app lications necessary to obt^{ain} such insurance in the name , place and stead of the said first party; and it is further agreed in the event of loss under such policy or policies, the said second party shall have full power to demand, receive, collect and settle the same, and for that purpose , may, in the name, place and stead of said dirst party and as his agent and attorney in fact, sign and endorse all vouchers , receipts, and drafts that shall ne necessary to procure the money thereunder, and to apply the amounts so collected tow ards the payment of the bond, interest coupons, and interest thereon, and if any or either of said agreements be not performed as aforesaid, then the said party of the second part, its endorsees or assigns, ^{may} pay such taxes and assessments or any part thereof may effect such insurance , as hereinbefore agreed, paying the cost thereof; and may ^{also} pay the final judgment for any statutory liens claims, including all costs, and for the repayment of all ^{money} ~~money~~ ^{also} paid, with interest thereon from the time of payment, at the rate of ten per cent per annum, payable semi-annually , these presents shall be a security in like manner and with like effect as for the payment of said bond and interest coupons .

TENTH : The said first party agrees that if the maker of said note shall fail to pay any of said money either principal or interest, within thirty days after the same becomes due or to conform or comply with any of the foregoing covenants, the whole sum of money herein secured, ^{may} at the option of the holder of the note hereby secured, and at their option only, and without notice, be declared due and payable, and this mortg^{age} may there^{upon} be foreclosed immediately for the whole of said money interests and costs, together with statutory damages in case of protest, and said second party, or any legal holder thereof , shall at once upon the filing of a bill of r the foreclosure of this mortgage, be forthwith entitled to the immediate possession of the above described premises, and may at once take possession, and r^{ceive} and collect the rents , issues and profits thereof. For value received the said party of the first part do herby expressly waive an appraisment of said real estate, should the same be sold under execution, order of sale, or other final process; and do further waive all benefits of the stay, valuation or appraisment laws of the State of Oklahoma; and do fu^{er}ther agree that the contract embodied in this mortgage and note secured hereby shall, in all respects be governed construed and adjudged according to the laws of Oklahoma, where the same is made . The foregoing covenants being performed this co nveyance to be void, otherwise of full force and virtue .

ELEVENTH : It is expressly stipulated and agreed that the rents , issues and profits of the whole premises herein conve^{ed} shall be and hereby are pledged for the payment of the debt hereby secured, the interest thereon as it matured , the premiums for insurance