

second parties to the said first parties, and payable according to the tenor and effect of one certain negotiable promissory note executed and delivered by the said first parties, bearing date November 16th, 1908 and payable to the order of said second parties on the first day of November 1911, at Commercial National Bank, Kansas City, Kansas with interest thereon from date until maturity at the rate of 6 1/2 per cent per annum, payable semi annually, which interest is evidenced by six coupon interest notes of even date herewith, and executed by the said first parties, one, (the first) for Seventy-four and 48/100 Dollars, due on the first day of May, 1909 and five notes for Eighty-one and 25/100 Dollars each due on the first day of November and May, 1909, 1910 and 1911, respectively. Each of said principal and interest notes bear interest after maturity at the rate of ten per cent per annum, and are made payable at the order of said second parties at Commercial National Bank, Kansas City, Kansas with exchange on New York.

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

THIRD: It is further expressly agreed by and between the parties hereunto 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 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 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.

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 One hundred fifty and no/100 Dollars, which this mortgage also secures.

FIFTH: 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 covenant and agree to pay all taxes and assessments of whatever 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,

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 secures payable upon demand, and second parties hereto shall be entitled to demand and receive from the first parties full payment of said mortgage debt