with interest at eight per cent per annum, from the date of such expenditure until repaid, shall be considered a sum, the repayment of which is intended to be hereby secured. And said first parties hereby waive any and all rights of appraisement, sale or redemption and homestead, the mortgage on the property herein described being given as security for money borrowed.

And if default be made in the payment of any note hereby secured at maturity, or if default be made in the payment of any interest due on any note hereby secured when the same become due and payable, or if any taxes or assessments, now or hereafter levied or imposed against said real estate, are permitted to become delinquent, or if default be made in the agreement to keep said property insured, as herein set forth, then, in either of these cases, the sums hereby secured, with the interest thereon, shall immediately become due and payable at the option of the mortgagee or assigns without notice.

Then the said grantee, or his assigns, agent or attorney, shall have power to sell said property at public sale, to the highest bidder for cash, at the front door of the U. S. Postoffice in Tulsa Oklahoma, as the same may be located at the time of sale, public notice of the time and place of said sale having first been given thirty days, by advertising in some newspaper published in said Tulsa, Okla. or by printed or written hand bills posted up in five public places in said Tulsa, Okla at which sale the said grantee or assignee may bid and purchase as any third person might do, and we hereby authorize the said grantee or assignee or legal representative to convey said property to any one purchasing at said sale, and the recitals of his deed of conveyance shall be taken as prima facie true, and the proceeds of said