

THIRD. 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.

FOURTH. To pay before the same shall become delinquent, any and all taxes, charges or assessments, general, local or special, levied by any competent public authority of the State of Oklahoma, or any sub-division thereof, or of the United States of America, upon said premises or any part thereof, or upon the mortgagee's interest therein, or upon this mortgage, or upon the said debt, or other sums hereby secured, to whomsoever assessed, including personal taxes, except where the mortgagor are prohibited by statute from so doing. Upon violation of this undertaking or the passage by the State of Oklahoma, of a law imposing payment of the whole or any portion of any of the taxes aforesaid upon the mortgagee, or upon the rendering by any court of competent jurisdiction of a decision that the undertaking by the mortgagor, as herein provided, to pay any tax or taxes is legally inoperative, then and in any such event, the debt hereby secured without any deduction, shall at the option of the mortgagee, its successors or assigns, become immediately due and collectible, notwithstanding anything contained in this mortgage or any law hereafter enacted.

FIFTH. To keep said premises free from all judgments mechanic's liens and all other statutory liens of whatsoever nature, to the end that the priority of these presents may at all times be maintained and to pay to the mortgagee within ten days all sums including costs, expenses and reasonable agents and attorney's fees which it may expend or for which it may become obligated in any proceedings, legal or otherwise, to establish and sustain the lien of this mortgage or its priority or in defending against liens, claims rights estates easements or restrictions of any person or persons asserting priority thereto or for an abstract or extension of abstract of title to said premises; together always with interest on all such sums at 10% per annum, from date same were paid; and for payment of said sums and interest this mortgage shall stand as security in like manner and effect as for payment of said debt.

SIXTH. In the event of failure of said mortgagor to maintain insurance, to pay taxes and assessments or keep said premises free from judgments mechanic's liens or other statutory liens or claims of whatsoever character, which might be prior to the lien of this mortgage as hereinbefore provided, the mortgagee may at its option procure such insurance pay such taxes and assessments redeem said premises from any tax sale, pay such mechanic's lien or other statutory liens or other claim, together with the penalties and interest thereon and the mortgagor shall within ten days pay to the mortgagee all such sums which it may have so paid, or for which it may become obligated, together with interest at 10% per annum from the date of payment by the mortgagee; provided that the mortgagor agrees to pay the penalty and legal rate of interest specified by law on all sums so expended for delinquent taxes; and for payment thereof this mortgage shall stand as security in like manner and effect as for the payment of said principal debt it being expressly agreed that in making such payments the mortgagee shall be deemed acting as agent of the mortgagor in every particular and that payment by the said mortgagee, its successors or assigns, of any such insurance premiums, taxes or assessments upon said property or upon this mortgage or the debt hereby secured, judgment, mechanic's lien or other statutory liens or other claims as hereinbefore provided, shall not be construed or be held to be a waiver of default in the terms of this mortgage or prevent the holder hereof from declaring the entire debt