

together with interest at 10% per annum, from the date of payment by the mortgagor; provided that the mortgagor agrees to pay the penalty and legal rate of interest specified by law on all sum 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 secured hereby due and payable and foreclosing this mortgage, whether such payment be made prior or subsequent to the exercise of option to declare the debt due and foreclose this mortgage, as herein provided.

SEVENTH. It is further expressly agreed that if any default be made in the payment at the time and place and in the manner provided of all or any part of said debt or the interest thereon, or of any other sum hereby secured or if waste shall be suffered or committed on said premises or if any mechanic's or other liens which might be prior to the lien of this mortgage be created or rest upon said premises or any part thereof for ten days without the same being paid and discharge of said premises therefrom procured; or in case there shall exist upon said premises, or any part thereof, any claim lien encumbrance easement or restriction prior to this mortgage, or which affects adversely the priority or lien of this mortgage, or if the lien and priority of this mortgage shall not be established and at all times maintained upon said property and every part thereof, or if default be made in the payment of any installment of taxes or assessments upon said premises or upon the debt hereby secured, or the premiums for said insurance policies when the same become due, or in event said insurance is not at all times maintained as hereinbefore provided, or upon default in full performance of each and every stipulation and covenant herein contained, the whole principal sum secured by this mortgage, and interest thereon and all other amounts hereby secured shall at the option of the mortgagee become immediately due and payable and this mortgage may be foreclosed accordingly, and be necessary previous to commencement of suit to collect the debt hereby secured or any part thereof or to foreclose this mortgage and in event suit is commenced to foreclose this mortgage, the mortgagee its successors or assigns shall be entitled to have a receiver appointed to take charge of said real estate during such litigation and period of redemption from sale thereunder, accounting to the mortgagor for the net income only, applying the same in payment of any part of the debt secured hereby remaining unpaid; and this mortgage and notes secured hereby shall be in all respects construed according to the laws of the State of Oklahoma.

EIGHT. IN case of foreclosure hereof said mortgagor hereby agrees to pay the sum of Four Hundred Sixty dollars attorneys fees in such foreclosure suit to be secured by this mortgage which shall be due and payable when suit is filed and for the consideration above hereby expressly waives the appraisement of said real estate and all benefits of the homestead and stay laws of said State.