according to law.

SECOND: That parties of the first part will keep the buildings on the said premises insured to the extent of at lease Thirty Five hundred dollars ($3500.00) against loss by fire or gas explosions, and to the extent of at lease thirty five hundred dollars ($3500.00) against loss by windstorms, all insurance carried thereon to be for the benefit of the party of the second part, mortgagee; and parties of the first part, for themselves, their heirs, successors and assigns, do further covenant and agree, until the full payment of the amount hereby secured, to deliver all insurance policies on the said buildings (said policies to be satisfactory to the said Atlas Life Insurance Company, party of the second part) toothae party of the second part at its Home Office, in Tulsa, Oklahoma, and agree to make renewals of all expiring insurance, and deliver such renewals at such Home Office three days before expiration of such expiring policies,

Third: And it is hereby expressly agreed that the whole of said principal sum shall become due at the option of the said party of the second part after default of the said notes, or interest, for twenty days, or after default in the payment of any tax or assessment before delinquent.

FOURTH: That the parties of the first part will executed or procure any further necessary assurance of the title to said premises and will forever warrant said title.

FIFTH: The holder of this mortgage, in any action to foreclose it, shall be entitled, without regard to the value of the mortgaged premises, or the adequacy of any security for the mortgage debt, to the appointment of a receiver of the rents and profits of said premises; and said rents and profits are hereby, in the event of any default in paying said principal of interest, assigned to the holder of this mortgage.

SIXTH: And the said parties of the first part, for themselves, their heirs, successors and assigns, do further covenant and agree, until full payment of the amount hereby secured, to bear and pay, or cause to be paid, all taxes, assessments, charges, amercements, special assessments, water rents, or other municipal or governmental rates, charges, impositions or liens, or any or either of them which may, at any time, be lawfully assessed against the premises, and that such payments will be made before the same become delinquent under the laws of the State of Oklahoma, or other municipality, wherein the premises are situated, and will cause to be delivered to the Atlas Life Insurance Company at its Home Office in the City of Tulsa, before taxes become delinquent, official tax receipts for all taxes so paid by them, and also to discharge any other lien or encumbrance upon the premises, superior to the lien of these presents, that may now exist or may hereafter attach thereto, and exhibit receipts of the proper persons when required, to grantee at its said office, and in default thereof, that it shall than be lawful for the said grantee, its successors or assigns, to pay such insurance premiums and to cause tax searched to be made, and to pay the amount necessary to discharge and extinguish such tax, assessment, charge, lien or encumbrance, without any penalty that may have accrued thereon, and with any expense attending the same, including the reasonable charges for services or counsel fees of any person employed to pay or discharge the same, or to adjust the amount thereof, or to advise in respect thereto, and any amount so paid, including search fees, the grantors, for themselves, their heirs, successors and assigns, covenant and agree to repay to the said office of grantee, on demand to the said grantee, its successors or assigns, with interest thereon, and the same shall be a lien on said premises, become a part of the principal debt, and be secured by these presents, and collectible thereby; and, if any such tax is suffered by grantors, their heirs, successors or assigns, to become delinquent, or any such other lien or encumbrance to remain undischarged or unsatisfied for the space of thirty days or such official tax receipts be not