

now owned by said mortgagors, or any of them or which they or any of them, may hereafter acquire.

As further security for the payment of said note and the interest thereon, the parties of the first part, and each of them, hereby sell, assign, transfer and set over to the party of the second part, all of their interest in the oil and gas produced and saved from the said premises, until said note and all sums due thereon are fully paid, such sale to become effective upon the breach by the parties of the first part, or any of them, in any of the covenants and agreements hereafter set forth and in such case, the parties of the first part each agree upon demand of the party of the second part to make such sale effective by executing any further instrument of writing including those required by pipe line companies, purchasing parties, or by the Secretary of the Interior, or those acting under him, as are now or may hereafter be necessary to transfer said oil or gas to the party of the second part, or to secure the payment of same, to the party of the second part,

The parties of the first part, and each of them, consent and agree that they will pay the said note at maturity, and the interest thereon when due, and will not sell, mortgage, assign or otherwise dispose of said lease or properties above described, or any of them, and will not permit or suffer any part of the same to be subject to any lien of any kind whatsoever, and will not remove or permit any part of said property to be removed from the said County in which it is now situated until the indebtedness hereby secured is fully paid; that in the event the indebtedness hereby secured or any part thereof is not paid, or the interest thereon, is not paid when due, or in the event that any of the covenants or agreements herein set out are violated or broken, the party of the second part may declare the whole sum due and foreclose its lien hereunder, or as hereinafter provided, and in the event that party of the second part shall, at any time, deem itself insecure for any cause without assigning reason therefor, the party of the second part, its successors and assigns, may, and are hereby authorized to take any one of the following methods to enforce its lien, including therein the recovery of all costs and expenses, and a reasonable attorney fee, as provided in said note, to-wit: The party of the second part may take possession of said oil and gas mining leases, and leasehold estates, and all property herein described, and maintain, operate and control the said properties, and apply all proceeds derived therefrom after payment of royalties and operating expenses, on the payment of said note, until the obligation therein described is fully paid; Parties of the first part agreeing to give the party of the second part immediate peaceable possession; or the party of the second part may take possession of, and sell said properties and interest herein described, under the laws of the State of Oklahoma, or under the laws of the State of Arkansas, applicable to foreclosure of chattel mortgages; or upon any suit brought to recover the sum herein secured, the party of the second part is hereby authorized to apply for, and have appointed, a receiver of all of the properties and interest above described, as a matter of right and without any showing of insolvency or mismanagement on the part of the parties of the first part, and parties of the first part hereby waive all notice of the appointment of a receiver, and agree that such receiver, at the option of party of the second part, may hold, maintain and operate said properties, including the running and selling of oil and gas produced therefrom, and apply the proceeds of the sale thereof to the payment of said indebtedness, costs and attorneys fees are fully paid, or sell and dispose of said property according to law, for the payment