assigns as aforesaid may do so and this mortgage shall stand security for any amounts so expended by said second party, with interest at the rate of eight per cent per annum.

Now, if the covenants aforesaid shall be well and truly kept by the said first party, then the property hereinbefore conveyed shall be released at the cost of the said first party, but if said first party or assigns shall fail to pay either principal or interest, when the same becomes due, (or any notes given as evidence of interest or any extension of the time of payment of the debt herein secured when the same shall be due) or shall permit or suffer waste to be done upon said premises, or fail to comply with any of the foregoing covenants or agreements, the whole sum of money herein secured, with accrued interest, shall become due and payable at the option of the said second party and assigns as aforesaid, without notice, and this mortgage may be foreclosed at once for the whole of said money, accrued interest and costs, including a reasonable attorneys fee, to become due upon institution of any suit for foreclosure, and to be secured by this mortgage and included in any decree of foreclosure rendered thereon, and said second party or any legal holder of said indebtedness, shall at once be entitled to the immediate possession of the above described premises, and may at once take possession, and receive and collect the rents, issues and profits thereof, and the occupant or occupants of said mortgaged real estate shall pay rent to the second party and assigns as aforesaid only, or said second party or assigns shall be entitled as a matter of right to the appointment of a receiver to take possession of said premises and apply the net rents and profits thereof to said debt, interest and costs.

It is the intention of the parties to this contract to conform strictly to the laws of Oklahoma, relating to usury, and no greater amount shall be collected than is allowed thereby, and, if for any reason any greater amount is received or collected at any time before the final payment and discharge of the debt the same shall be credited thereon as of the date it was received or collected.

In witness whereof the said first party have hereunto set their hands and seals, the day and year herein first above written.

Witness.

Elmer M. Lowe. (seal)

Mollie E. Lowe (seal)