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promptly as they become due according to the tenor thereof; that so long as said notes (TO PAY TAXES) shall remain unpaid in whole or in part, they will pay all taxes, assessments and other charges that may be levied or assessed upon, or against the said premises, or on this mortgage, or on the debt secured thereby, when due and payable according to law and before (TO KEEP BUILDINGS IN REPAIR) they become delinquent, excepting only the Federal Income Tax and the Registration Tax of said State of Oklahoma; that they will keep all the improvements erected on said premises in order and good/repair and will not do or permit waste on the premises hereby mortgaged; and that he will keep the buildings now erected, or any which may hereafter be erected on said premises, TO INSURE) insured against loss or damage by fire to the extent of Thirty-five Thousand Dollars, and against loss or damage by tornado to the extent of Thirty-five Thousand Dollars in some company or companies acceptable to said Mortgagee and for the benefit of said Mortgagee, and will deliver the policies and renewals thereof to said Mortgagee. Provided that if the said Mortgagors shall fail or neglect to procure, pay for or deliver such insurance policies to the Mortgagee, the then holder of this Mortgage may at their option, do so, and be reimbursed as hereinafter provided.

It is hereby further agreed that this Mortgage secures the payment of all renewal, principal or interest notes that may hereafter be given, in the event of any extension of time for the payment of said principal debt, to evidence said principal debt or the interest upon the same during said time of extension.

And it is further expressly understood and agreed between the parties as follows:

First-Should the said Mortgagors, their heirs, legal representatives or assigns, fail (DEFAULT FOR NON-PAYMENT OF INTEREST) to pay any part of the principal, or interest aforesaid, when due, or fail to perform all and singular the covenants and agreements herein contained, the entire debt remaining secured by this mortgage shall at once become due and payable at the option of the holder without notice, and this mortgage may therefore be foreclosed immediately for the whole of said debt, interest, costs, and other amounts payable hereunder.

Second-Should the said Mortgagors, their heirs, legal representatives or assigns, fail to make payment of any taxes, assessments, fire insurance premiums and other charges payable (FOR NONPAYMENT TAXES) by them, the said Mortgagee may at its option make payment thereof, and the amounts so paid with interest thereon at ten per centum per annum shall be added to and become part of the debt secured by this mortgage without waiver of any rights arising from breach of any of the covenants, and for such payment with interest as aforesaid the premises hereinbefore described as well as the Mortgagors, their heirs, legal representatives and assigns, shall be bound to the same extent that they are bound for the payment of the notes herein described.

Third-In case any bill or petition is filed in an action brought to foreclose this mortgage, the Court may on motion of the Mortgagee, its successors or assigns, without respect to the condition or value of the property herein described, appoint a Receiver, to take immediate possession of the mortgaged premises, to maintain and lease the same, and to collect the rents and profits arising therefrom during the pendency of such foreclosure and until the debt is fully paid and apply such rents and profits to the payment and satisfaction of the amount due under this mortgage, first deducting all proper charges and expenses attending the execution of said trust.

Fourth-In the event of this mortgage being foreclosed or of proceedings being brought (PROVISIONS FOR ATTORNEY'S FEES AND COSTS) for that purpose, the said Mortgagors, their heirs, legal representatives and assigns, shall pay such sums as the Court shall consider reasonable as attorney's fees, the same to be taxed as part of the cost of the case, for the benefit of the plaintiff or complainant, and the same shall be a lien on the premises, hereby mortgaged, and shall be due and payable when action is commenced; and for the consideration above, the appraisement of said real