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account of said loan, by the State of Oklahoma, or by the County or town wherein said land is situated, when the same become due, and to keep the buildings upon the mortgaged premises insured in some reliable fire insurance company, approved by the party of the second part for the sum of ----- Dollars, and to assign the policies to said party of the second part, as their interest may appear, and deliver said policies and renewals to said party of the second part, to be held by them until this mortgage is fully paid and said party of the first part assumes all responsibility of proof and care and expense of collecting such insurance if loss occurs.

THIRD:-- The said parties of the first part agree to keep all buildings, fences and other improvements on the said land in as good repair as they now are, and not commit or allow any waste on said premises.

FOURTH:-- It is further expressly agreed by and between the parties hereunto that if any default be made in the payment of any part of either said principal or interest notes, when the same become due or in case of default in the payment of any installment of taxes or assessments upon said premises, or upon said loan, or the premium for said fire insurance when the same become due or in case of the breach of any covenant or condition herein contained, the whole of said principal sum named herein, and interest thereon, shall become immediately due and payable, and this mortgage may be foreclosed accordingly. And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises are pledged to the party of the second part, or its assigns, as additional collateral security, and said party of the second part, or assigns, shall be entitled to possession of said premises, by Receiver or otherwise. It is further agreed that second party may pay any taxes, assessments or insurance agreed herein to be paid by the first parties at any time after they are due and recover same from first parties with ten per cent. interest thereon, and that every such payment is secured hereby.

FIFTH:-- It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest notes herein described, including attorney's fee, and 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 or the interest upon the same during the said time of extension.

SIXTH:-- Said parties of the first part hereby agree, in the event action is brought to foreclose this mortgage, they will pay a reasonable attorney's fee of Four Hundred Fifty Dollars, which this mortgage also secures, or in the event any action is brought affecting the title to the real estate herein described, all expense, including attorney fees incurred by second party to protect its lien, shall be repaid by the mortgagors with interest at ten per cent. per annum, and this mortgage shall stand as security therefor.

SEVENTH:--As additional and collateral security for the payment of the note and indebtedness hereinbefore described the said party of the first part hereby assigns to the said party of the second part, its successors or assigns, all the profits, revenue, rights royalties and benefits accruing to them under all oil, gas or mineral leases on said premises. This assignment to terminate and become null and void upon a release of this mortgage. Should operation under any oil, gas or mineral lease seriously depreciate the value of the aforesaid premises for general farming purposes, all notes secured by this mortgage and all indebtedness thereunder shall immediately become due and collectible.

Party of the first part shall have the privilege of making partial payments on