

security for the payment of said debt, interest, and all sums secured hereby, and will so maintain such insurance until said debt is paid, and if default is made therein, then said second parties may so insure and re-insure said buildings, acting as agent for said first parties in every particular; that every insurance policy on said premises, issued before said debt is paid, shall be assigned as collateral security to the parties of the second part, or their assigns, as above provided, and whether the same have been actually assigned or not, they shall, in case of loss, be payable to said second parties, or their assigns, to the extent of their interest as mortgagees in said premises; and that said second parties or assigns may assign said policies as agent of said first parties to any subsequent purchaser of said premises; and that in the event of loss under such policy or policies, the second parties shall have and are hereby specifically given full power to settle and collect the same and to apply the amount so collected toward the payment of the indebtedness hereby secured. Second parties agree that in the event of loss under such policy or policies within the period of four years from the date hereof, they will apply such money as is actually collected by them from such policies toward paying the bills for repairing or rebuilding as the case may be, upon being furnished by first parties, their heirs, executors, administrators or assigns with a good and sufficient bond to be approved by second parties, indemnifying them, said second parties, against any loss or damage to them because of any unpaid material or labor liens in connection with the repairing or rebuilding of said building. COMPARED

Sixth: That in case the said first parties shall make default in any one or more of said agreements, then the said second parties, or assigns, may pay such taxes, charges, assessments, rights or imposition, and effect such insurance, and protect said title against adverse claims and liens, and pay all costs thereof, and the amounts so expended therefor, with interest at the rate of ten per cent on sums paid for insurance and protection of title, and to release liens, and for costs thereof, from date of such expenditure until paid, and with the penalties and rates of interest fixed by law, on such taxes, charges, assessments, rights and impositions shall be considered a sum the repayment of which is to be hereby secured.

Seventh: That if the makers of said note, or notes, shall fail to pay any of said money, either principal or interest, whenever the same becomes due, or in case the said first party shall commit waste upon said premises or suffer the same to be done thereon, or fail to conform to or comply with any of the covenants contained in this mortgage, the whole sum of money herein secured may, at the option of the holder of the bond hereby secured, and at their option, only, and without notice, be declared due and payable at once, and this mortgage may thereupon be foreclosed for the whole of said money, interest and costs, and said second parties, their heirs, executors, administrators or assigns, or any legal holder hereof, shall at once, upon the filing of a petition for the foreclosure of this mortgage, be entitled to the immediate possession of the above described premises, and may at once take possession and receive and collect rents, issues and profits thereof. For value received, the first parties hereby waive all benefits of the stay, valuation and appraisal laws of the State of Oklahoma.

Eighth: That first parties will pay reasonable attorney's fee for the attorney employed to collect the sums secured by this instrument, if default be made in payment of the sums hereby secured when due, or when declared due under the terms hereof; and also in the event of foreclosure of this mortgage, the said first parties agree to pay a reasonable attorney's fee of any person employed to foreclose this mortgage; and the said attorney's fee in either case shall be a lien upon said premises and secured by these presents.

Ninth: That upon the institution of proceedings to foreclose this mortgage, the plaintiffs therein, without regard to the value of the mortgaged premises or the adequacy