

party fails to do so after thirty days' notice in writing, personally delivered to or mailed to first party at last post office address of first party known to second party, then said second party, or assigns, may make said repairs and the amount paid therefor shall be a lien on the premises above described, added to the amount secured by these presents, and shall be and become a part of the mortgage indebtedness secured by the mortgage and shall be payable within five days after demand made therefor in writing, personally delivered to or mailed to first party at last post office address of first party known to second party, with interest at ten per cent per annum from the date of such expenditures made.

THIRD: To keep all buildings now or hereafter erected on said land constantly insured in some company satisfactory to said second party or assigns, the holder of said indebtedness, for the sum of \$----- or the insurable value thereof, whether the same be greater or less than said specified sum, and the policies assigned and pledged and delivered to said second party and assigns as aforesaid, with full power to demand, receive and collect all monies becoming payable thereupon and apply the same toward the payment of said indebtedness; and this mortgage shall be a lien upon all insurance held by said first party or assigns upon said premises, whether the policies therefor are assigned or not, until said indebtedness is paid.

FOURTH: To pay all taxes which are now due or which hereafter may become liens on said real estate, when by law the same are made payable, and all taxes which may be assessed in Oklahoma. Also, to pay second party's reasonable costs and expenses, including reasonable attorney's fees, they may be put to in defending title to any of said lands in event any suit is brought attacking said title or involving this mortgage lien, including all cost of special abstracting or extension of old abstracts, so as to have certified any subsequent or inferior liens to that secured hereby, and including also such costs and expenses that may be incurred in the re-inspection of the premises securing the indebtedness evidenced by this mortgage, such costs and expenses to be also secured by this mortgage and to bear interest at the rate of ten per cent per annum from date such costs and expenses are paid by the holder hereof, such costs and expenses to be also secured by this mortgage.

FIFTH: In case said first party shall fail or neglect to provide such insurance or pay said taxes, the said second party and assigns as aforesaid may do so and this mortgage shall stand security for any amounts so expended by said second party, and any amounts so expended shall be payable within five days after demand made therefor, in writing personally delivered to or mailed to first party at last post office address of said first party known to second party, with interest at the rate of ten 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 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 note given as evidence of interest on 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 shall permit or suffer to be fed to live stock or to be planted or allowed to grow on the premises what is known as "Johnson" grass or "Bermuda" grass, 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 attorney's 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.

It is also agreed that the lien of this mortgage as to defaulted interest coupons may be foreclosed for non-payment of any interest coupon or coupons after any such coupon has