

or damage by fire, lightning, tornado and wind storm, for the sum of Twenty-Five Hundred and No/100 Dollars, and to assign the policies to said party of the second part, as its interest may appear, and deliver said policies and renewals to said party of the second part to be held by it 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 party of the first part agrees to keep all buildings, fences and other improvements on the said land in as good repair as they now are, and not to 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 said principal when the same become due, or in case of default in the payment of any installment of taxes or assessments upon the said premises, or upon said loan, or for local improvements or other purposes, or the premium for said insurance, when the same becomes due, or in case of the breach of any covenant or condition herein contained, then the said second party, or its legal representatives, are hereby authorized to pay said delinquent items together with any other sums which it may deem necessary to protect this lien, including liens, claims, adverse titles and encumbrances on said premises, and expense of abstract of title to said premises and in perfecting and defending the title to said premises (which expense shall include, among other things, whatever amount may be expended by second party as attorney's fees wither in perfecting or defending said title); and first party will immediately repay to the second party all such sums of money as it may have so paid, as herein provided, with interest thereon at the rate of ten per cent (10%) per annum, from the date of payment, and all of which sum or sums of money and the interest and penalties to accrue thereon shall be a charge and lien upon said premises, and shall be secured by this mortgage; and in case of failure, or neglect of said first party to repay immediately any of the above mentioned items, or in case of breach of any of the covenants or conditions herein contained, the whole of said principal sum named herein, and interest thereon, and all other items which this mortgage secures, 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 successors, and assigns, as additional collateral security, and said party of the second part, or its successors and assigns, shall be entitled to possession of said premises, by receiver or otherwise.

Fifth:--It is further agreed and understood that this mortgage secures the payment of the principal bond or note and interest coupon notes herein described 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 party of the first part hereby agrees that, in the event action is brought to foreclose this mortgage, said party of the first part will pay a reasonable attorney's fee of Two Hundred Twenty-Five and No/100 Dollars to become due and payable when the suit is filed, which this mortgage also secures, and said party of the first part does hereby expressly waive appraisalment of the said real estate.

SEVENTH:-- As additional collateral for the payment of the indebtedness hereinbefore described, the said party of the first part does hereby assign to the said party of the second part, its successors and assigns, all the profits, revenues, royalties, rights and benefits, accruing to the said party of the first part under all oil, gas and mineral and other leases on said premises.

This assignment to terminate and become null and void upon release of this