

payable hereunder shall be reduced accordingly, but no payment on account of principal shall reduce the amount of the regular monthly installment or relieve the borrower from the obligation to pay the same on the eleventh day of each successive calendar month following such payment on account of principal until the entire indebtedness is fully paid.

It is further understood and agreed that in the event any taxes or assessments against said premises become delinquent or any other sums become due the payment of which is necessary to protect the property or the rights of the Second party or assigns, or in the event of the failure to procure and keep in force insurance as herein provided, the Second Party or its assigns may pay any such taxes or assessments or sums necessary, or procure and pay for such insurance (but there is no obligation upon the Second Party or its assigns so to do); and the First Party agrees to repay the same immediately with interest at ten per cent per annum which sum so expended and interest shall be a lien upon the real property above described and secured hereby.

It is further agreed that if and as often as this mortgage of the note secured hereby is placed in the hands of an attorney for collection, the First Party agrees to pay the holder hereof ten per cent of the amount then secured hereby, which shall in no event be less than Fifty Dollars, as a reasonable attorney's fee, which is hereby agreed to be a reasonable attorney's fee, and which shall be secured hereby and shall become due on the filing of any suit for the foreclosure hereof, or the collection of any sum secured hereby.

It is further agreed that any expense incurred in litigation or otherwise, or in the purchase of any abstract of title, or continuation thereof, which the holder thereof, which the holder hereof may at any time deem necessary shall be paid by the First Party, to the holder hereof, which sum shall be a lien upon the premises above described and secured hereby.

It is further agreed that in the event of the passage after the date of this mortgage of any law of the State of Oklahoma, deducting from the value of land for the purposes of taxation any lien thereon, or changing in any way the laws now in force or the taxation of mortgages, deeds of trust or the debts or obligations secured thereby, for state or local purposes, or the manner of the collection of any such taxes so as to affect the interest of the holder, the whole of the principal sum secured by this mortgage, together with the interest accrued thereon, shall at the option of the holder, without notice to any party become immediately due and payable;

It is further agreed that as additional collateral to secure the payment of the indebtedness secured hereby First Party hereby assigns to Second Party, or its assigns, all compensation or purchase money which may in any manner be received by the First Party, or the owner of the premises hereby mortgaged, under agreement or by awards under eminent domain, or taking said property for public use, and all profits, revenues, royalties, rents and benefits accruing to said First Party, or the owners of the property mortgaged from said premises in any manner, including and under any and all gas, mineral or other lease now in or hereafter placed thereon; this agreement to terminate upon the release of this mortgage, and in the event of any default under this mortgage the owner and holder hereof shall be entitled to immediate possession of the said premises and to the employment of a receiver without notice the first Party hereby waives.

It is further agreed that upon the breach of any promise, agreement, covenant, condition or warranty herein, including the failure to pay any installment secured hereby when due, or any taxes or assessments herein mentioned when due, or to keep the premises insured and to deliver policies of insurance as herein provided, or to comply with any requirements herein, so much of the unpaid principal as is embraced in the immature installments, together with accrued interest thereon, shall at once and without notice at the option of the holder hereof become also immediately due and payable, whether or not the holder shall have paid any such taxes