

assign to said party of the second part, its successors and assigns, all the rents, profits, revenues, royalties, rights and benefits accruing to said party of the first part under all oil and gas leases on said premises, with the right to receive the same and apply them to said indebtedness as well before as after default in the conditions hereof; and said party of the second part is further authorized to execute and deliver to the holder of any such oil and gas lease upon said premises a binding receipt for any payments made under the terms of said lease or leases and to demand, sue for and recover any such payments when due and delinquent; this assignment to terminate and become null and void upon release of this mortgage.

TO HAVE AND TO HOLD said premises, with the appurtenances thereto, including any right of homestead and every contingent right or estate therein, unto the said party of the second part, its successors and assigns forever; the intention being to convey an absolute title in fee, which the said party of the first part do hereby warrant and will forever defend.

PROVIDED, HOWEVER, that if the said party of the first part shall pay, or cause to be paid to the said party of the second part, its successors or assigns, the principal sum of (\$1100.00) Eleven hundred and No/100 Dollars, on the first day of November, A. D. 1929, with interest thereon at the rate of six per cent. per annum, payable on the first day of November in each year, together with interest at the rate of ten per cent. per annum on any installment of interest which shall not have been paid when due, and on said principal sum after the same becomes due or payable, according to the tenor and effect of one promissory note bearing even date herewith, executed by the said party of the first part, and payable at the office of Bartlett Brothers Land and Loan Company, in St. Joseph, Missouri, and shall perform all and singular the covenants herein contained; then the estate hereby granted shall cease and this mortgage shall become null and void, and be released at the expense of the said party of the first part.

AND the said party of the first part do hereby covenant to pay, or cause to be paid the principal sum and interest above specified, in manner aforesaid, together with all costs and expenses of collection, if any there shall be, and any costs, charges or attorney's fees incurred and paid by the said party of the second part, its successors or assigns, in maintaining the priority of this mortgage.

AND the said party of the first part do further covenant to pay all taxes and assessments, levied and under the laws of Oklahoma, on said premises, before any penalty for non-payment attaches thereto; also to abstain from the commission of waste on said premises, and keep the buildings thereon in good repair and insured to the amount of \$----- under insurance policies acceptable to the said party of the second part, its successors or assigns, and assign and deliver to it or them all policies of insurance on said buildings, and the renewals thereof; and in case of failure to do so, the said party of the second part, its successors or assigns may pay such taxes and assessments, make such repairs or effect such insurance; and the amounts paid therefor, with interest thereon, from the date of payment, at the rate of ten per cent. per annum, shall be collectible with, as part of, and in the same manner as the principal sum hereby secured.

AND the said party of the first part do hereby agree that in case of default in payment of any installment of interest or in the performance of any of the covenants herein contained, then, or at any time thereafter, during default, the said party of the second part, its successors or assigns, may, without notice, declare the entire debt hereby secured immediately due and payable, and thereupon, or in case of default in payment of said promissory note at maturity, the said party of the second part, its successors or assigns, shall be entitled to immediate possession of said premises, and may proceed to foreclose this mortgage; and in case suit is brought to foreclose this mortgage, a reasonable attorney's fee shall be collectible and taxed as costs in said proceeding, and the judgment rendered shall provide that

COMPARED BY
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