

when the same become due, or in case of the breach of any covenant or condition herein contained, the whole of said principal sum named herein, and interest thereon, 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 his assigns, as additional collateral security, and said party of the second part or assigns, shall be entitled to possession of said premises, by Receiver or otherwise.

Forth, Said party of the first part hereby agrees in the event action is brought to foreclose this mortgage she will pay a reasonable attorney's fee of Twenty-five dollars, which this mortgage also secures.

Fifth. It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest 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 covenants and agrees to pay all taxes and assessments of whatever character on said land, and any taxes or assessments that shall be made upon said loan or upon the legal holder of said notes and mortgage, on account of said loan by the State of Oklahoma, or by the County or Town wherein said land is situated, when the same become due, and to keep the buildings upon the mortgaged premises insured in some reliable fire insurance company approved by the party of the second part, for the sum of ----- dollars and to assign the policies to said party of the second part, to be held by him until this mortgage is fully paid and said party of the first part assumes all responsibility of proof and care and expenses of collecting such insurance if loss occurs,

Seventh. It is further agreed by and between the parties hereto that should drilling be commenced upon said premises at any time for oil or gas or mining operations be commenced upon said premises, whether by shaft mining, stripping or any other process for the purpose of removing from said land any coal, mineral, stone or other substance of any character whatsoever, such drilling or mining shall operate to make the debt which this mortgage secures, payable upon demand, and second party hereto shall be entitled to demand and receive from the first party full payment of said mortgage debt at any time (said second party) may demand such payment, and in the event first party fail to pay said debt immediately upon such demand being made, then the second party shall be entitled to enforce the payment of such debt by action to foreclose this mortgage the same as if first party had defaulted in the performance of all the other provisions hereof resting upon her to do.

And the said party of the first part, for the said consideration does hereby expressly waive appraisement of said real estate, and all benefit of the homestead exemption and stay laws of the State of Oklahoma.