

on the lien created by this instrument, before any penalty for nonpayment attaches hereto; to abstain from the commission of waste on said premises; to keep the buildings thereon in good repair and insured to the amount of \$--- in insurance companies acceptable to ^{the} said party of the second part, its successors ~~###~~ 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 further covenant and agree that in case of default in the payment of any installment of interest or in the performance of any of the covenants or agreements herein contained then or at any time thereafter during the continuance of such default the said party of the second part its successors, ^{or} assigns, may at its or their option with out notice; declare the entire debt secured immediately due and payable and thereupon or in case of default in payment of said promissory note at maturity, said party of the second part, its successors or assigns, shall be entitled to the immediate possession of said premises and may proceed to foreclose this mortgage and in case of foreclosure, the judgment rendered shall provide that the whole of said premises be sold together and not in parcels.

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 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 as they may elect. Said possession shall in no manner prevent or retard the party of the second part in the collection of said sums by foreclosure or otherwise.

IT IS hereby further agreed ^{understood} and that this mortgage secures the payment of the principal note and interest 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.

AS additional and collateral security for the payment of the note and indebtedness hereinbefore described the said parties of the first part hereby assign to the said party of the second part all the profits revenues royalties rights and benefits accruing or to accrue to them under all oil, gas or mineral leases on said premises. This assignment to terminate and become ^{null and} void upon the release of this mortgage.

IN WITNESS WHEREOF the said party of the first part have hereunto set their hands the day and year first above written.

GEORGE FRECHHEISEN

MARY A FRECHHEISEN

The following is endorsed on the original instrument
The Account secured by this mortgage is hereby cancelled on this 21st day of May, 1928
Q. 21-1928