

In the event of a loss under said policy the said second party or its assigns shall have the full power to demand receive collect and settle the same and for all of the aforesaid purposes may in the name place and stead of said party of the first party or assigns, and as agent or attorney in fact sign all papers and applications necessary to obtain such insurance, sign and indorse all vouchers receipts and drafts that may be necessary to procure the money thereunder and apply the amount so collected toward the payment of the bond, Interest Coupon, Notes and interest thereon, and any other indebtedness due under the terms of this mortgage.

In case of failure of said party of the first part to perform any of the agreements, the said second party or its successors or assigns may pay off and procure releases of any such statutory lien, claims may pay any such taxes or assessments or may effect any such insurance and pay for the same and may recover of said party of the first part all amounts so paid and interest thereon at the rate of ten per centum per annum from the date of such payment and this mortgage shall stand as security for all such sums.

The said party of the first part hereby assigns to said second party its successors or assigns all the following rights and benefits accruing to said party of the first part under all oil gas mineral leases or water rights on the premises herein described; this assignment to terminate and become void upon the release of this mortgage.

It is further agreed by and between the parties hereto that said second party its successors or assigns shall be subrogated for further security to the rights of the holders of any and all prior encumbrances upon said real estate paid out of the proceeds of this loan.

NOW THEREFORE, if the amount of said bond and Coupons be paid when due and all the covenants and agreements of the said party of the first part contained herein be faithfully kept and performed then these presents shall be null and void and this mortgage shall be released at the expense of the party making such payment. If however the said party of the first part fails to pay any part of the amount of said Bonds or Coupons within twenty days after the same become due or fails to keep and perform any of the covenants and agreements made herein then it is expressly understood and agreed that the whole ^{sum} of money secured hereby shall at the option of the holder of said indebtedness or any portion thereof become due and collectible at once, and this mortgage may thereupon be foreclosed and the mortgaged property be sold, or so much thereof as may be necessary to satisfy the amounts herein secured; and in ~~the~~ such event it is expressly agreed that the whole amount of said bond shall bear interest from the date thereof at the rate of ten per centum per annum and the holder thereof may recover the whole amount of said bond with such interest thereon, less the amount of such coupons and partial payments as shall have been paid, and may recover all amounts paid by said second parties or any holder of said bond for taxes assessments, insurance and to release or extinguish any statutory liens upon said premises or to protect the title or possession thereof, with interest thereon as provided herein together with an abstract fee for examining titles to said mortgaged premises for the purpose of commencing foreclosure proceedings and all may be included in the judgment rendered or amount found due in any ^{suit} to foreclose this mortgage and this mortgage is hereby made to

See Release