legal holder of said note any of the principal sum payable thereby or any installment of interest thereon or any part thereof as the same shall become due by the tenor and effect of said said or shall fail to immediately repay to said party of the third part or the legal holder of said note all and every such sum or sums of money as may have been advanced and paid by them for taxes and assessments or premiums or costs of insurance; or on account of or to remove any prior or outstanding title lien claims or incumbrances on the premises herein conveyed with interest thereon at twelve per cent per annum from the date of said advancement until the same is fully repaid; or shall suffer said premises to be sold for any tax or assessment whatever; or shall fail to keep the buildings on said premises insured as hereinafter provided; or shall do or permit to be done to in upon or about said premises any thing that may in anywise tend to diminish the value thereof or to impair or weaken the security intended to be effected by virtue of this instrument; or shall fail in any wise to fully keep and perform all the covenants and agreements herein contained or in case any taxes or assessments shall be levied against the legal holder of said note or the Trustee or his successors in trust under or by virtue of any law of the State of Kansas on account of this deed or the note secured thereby; then and in such case this deed shall remain in full force and virtue and the said promissory note and all the interest notes with interest accrued thereon and the costs of protest together with all moneys advanced or paid by the said party of the third part or the legal holder of said note for any of the purposes above mentioned with interest thereon at twelve per cent per annum from date of advancement shall each and every one of them become and be at once due and payable at the option of said party of the third part or the legal holder of said note. And in case the party of the third part shall elect to foreclose this deed said party of the first part agrees to pay the party of the third part or the legal holder of said promissory note interest at the rate of twelve per cent per annum computed semi-annually on said principal note from the date thereof to the time when the money shall be actually paid but any payments made on account of interest shall be credited in said computation; that the total interest collected shall not exceed twelve per cent. And the said party of the second part or his successors in trust shall become and be at once entitled to the full possession of said premises and all the emblements thereon, and to have and receive all the rents issues and profits thereof, and have full power to control the same, and especially to prevent all waste of whatever nature by any person whomsoever upon all or any part of said premises and upon application of the said party of the third part or the legal holder of said promissory note shall proceed at once to foreclose this deed in his own name or otherwise by suit in any

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