

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 note; 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 titles, liens, 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 whatsoever; 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, anything 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 therein contained; or in case any taxes or assessments shall be levied against the legal holder of said note, or this 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. In case of default of payment of any sum herein covenanted to be paid, for the period of thirty days after the same becomes due, or in default of performance of any