

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 hereby; 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. On 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 covenant herein contained, the said parties of the first part agree to pay to the said party of the third part, or legal holder of said note, interest at the rate of twelve per cent. per annum, computed annually on said principal note, from the date thereof to the time when the money shall be actually paid. Any payments made on account of interest shall be credited in said computation so that the total amount of interest collected shall be, and not exceed, the legal rate of twelve per cent. And the said party of the second part, or his successors in trust, shall become and be at once entitled to