or incumbrances on the premises herein conveyed, with interest thereon at twelve per cent per annum from the date of such 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 any wise 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 said party of the second part or the legal holder of said note, under or by virtue of any law of the State of Kansas, on account of this mortgage 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 the interest accrued thereon, and the costs of protest, together with all moneys advanced or paid by the said party of the second 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 the said party of the second part, or the legal holder of said note, and this mortgage may be immediately foreclosed. And the said party of the second part, or the legal holder of said note, shall become and be at