

when the same become due, or to conform to or comply with any of the foregoing conditions or agreements, or in case any taxes or assessments shall be levied against the legal holder of said note or this Trustee, or his successor in trust, under or by virtue of any law of the State of Kansas, on account of this deed or the note secured hereby, the whole sum of money hereby secured shall, at the option of the said party of the third part, or the legal holder of said note, become due and payable at once, without notice, and the said party of the second part, or his successors in trust, upon the application of the said party of the third part, or the legal holder of said promissory note, shall at once proceed to foreclose this deed in his own name or otherwise, and shall sell said premises in the manner provided by law.

Now, if the said party of the first part shall well and truly pay or cause to be paid said promissory note, with the interest thereon, according to the tenor and effect thereof, and shall repay to the said party of the second part, or his successors in trust, any sums of money paid by them for insurance or taxes on said premises, or to protect their title thereto in any manner whatever, and shall also keep and perform all the foregoing conditions and agreements, then this deed shall be void, and the property herein conveyed shall be released by the said party of the second part, or his successors in trust, at the proper cost of the said party of the first part. All appraisement and stay laws are hereby expressly waived. And the said party of the first part, for himself and his heirs, executors and administrators, covenant to and with the said party of the second part and his successors in trust, forever, and to and with any person or persons who may purchase said premises at any sale made under foreclosure of this deed, that the said party of the first part is lawfully seized in fee of the premises hereby conveyed, and has good right to sell and convey the same as aforesaid; that the said premises are free and clear from all