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 anywise 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 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 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 so 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 & 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 and any part of said premises and upon application to the said party of the third part