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 second 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 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 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 party of the second part or the legal holder of said note and the said party of the second part or the legal holder of said note shall become and be at once intitled to the full possession of said premises and all the emblements thereon and to have and receive all the rents issues and 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 or any part of said premises and this mortgage may be immediately foreclosed.

Said party of the first part further agrees that 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 covenant herein contained the said party of the first part shall pay to the said party of the second part or the legal holder