

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 legal holder of said note or this Trustee or this succes-
 sor 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. 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 parties of the first part further 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 the full
 possession of said premises and all the emblements
 thereon, and to have and to 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 upon application of the
 said party of the third part or the legal holder of said
 promissory note, shall proceed at once to foreclose this
 deed in his own name or otherwise by suit in any
 court of competent jurisdiction and to obtain a
 decree for the sale and conveyance of said premises
 and the emblements thereon by said party of the second
 part or his successors in trust as such trustee or as