pay or cause to be paid unto the said party of the third part or the legal holder of said note any of the principal sum payable thereby or any installment of interest thereon 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 third paid 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 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 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 ~~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 agree to pay to said party of the third part or legal holder of said note interest at the rate of twelve per cent per annum comp