assessments or discharge or purchase any tax lien or title affecting said premises, and all money so paid and the cost of insurance so procured, grantors agree to repay immediately without demand and the same and any other moneys disbursed by the holder of said indebtedness to protect the lien hereof with interest from the date of payment at the rate of 10% per annum shall be so much additional indebtedness secured hereby.

In the event of a breach of any of the aforesaid covenants, or agreements or of the passage by the State of a law imposing payment of the whole or any portion of any taxes or assessments aforesaid upon the grantee or his successor or the holder of said indebtedness or upon the rendering by any Court of competent jurisdiction of a decision that the undertaking by the grantor as herein provided to pay such taxes ~~or assessments~~ is legally inoperative, the whole of the indebtedness secured hereby including principal and all accrued interest without deduction shall at the option of the legal holder of the said indebtedness, without notice become immediately due and collectible notwithstanding anything contained in this trust Deed or any law hereafter enacted and with interest thereon at from the date of such maturity at the rate of 10% per annum shall be recoverable by foreclosure hereof in manner as if all of said indebtedness had then matured by express terms.

It is agreed by the grantors that in case the right of foreclosure so arises hereunder either upon maturity of said principal note or by breach of any of the covenants or the happening of any of the contingencies aforesaid, when