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- (6) To use the loan evidenced by the note solely for purposes authorized by the Government.
- (7) To pay when due all taxes, liens, judgments, encumbrances and assessments lawfully attaching to or assessed against the property and promptly deliver to the Government without demand receipts evidencing such payments.
- (8) To keep the property insured as required by and under insurance policies approved by, delivered to, and retained by the Government.
- (9) To maintain improvements in good repair and make repairs required by the Government, operate the property in a good and husband-like manner, comply with such farm conservation practices and farm and home management plans as the Government from time to time may prescribe; and not to abandon the property, or cause or permit waste, lessening or impairment of the security covered hereby, or, without the written consent of the Government, cut, remove, or lease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.
- (10) To comply with all laws, ordinances, and regulations affecting the property.
- (11) To pay or reimburse the Government for expenses reasonably necessary or incidental to the protection of the lien and priority hereof and to the enforcement of or the compliance with the provisions hereof and of the note and any supplementary agreement (whether before or after default), including but not limited to costs of evidence of title to any survey of the property, costs of recording this and other instruments, attorneys' fees, trustees' fees, court costs, and expenses of advertising, selling, and conveying the property.
- (12) Neither the property nor any portion thereof or interest therein shall be leased, assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. The Government shall have the sole and exclusive rights as mortgagee hereunder, including but not limited to the power to grant consents, partial releases, substitutions, and satisfaction, and no insured holder shall have any right, title or interest in or to the lien or any benefits hereof.
- (13) At all reasonable times the Government and its agents may inspect the property to ascertain whether the covenants and agreements contained herein or in any supplementary agreement are being performed.
- (14) The Government may extend and defer the maturity of and renew and reamortize the debt evidenced by the note or any indebtedness to the Government secured hereby, release from liability to the Government any party so liable therein, release portions of the property from and subordinate the lien hereof, and waive any other rights, remedies, without affecting the lien or priority hereof or the liability to the Government of Borrower or any other party for payment of the note or indebtedness secured hereby except as specified by the Government in writing.
- (15) If at any time it shall appear to the Government that Borrower may be able to obtain a loan from a production credit association, a Federal land bank, or other responsible cooperative or private institution, at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, upon the Government's request, apply for and accept such loan in full amount to pay the note and any indebtedness secured hereby and to pay for any stock necessary to be purchased in a cooperative lending agency in connection with such loan.
- (16) Default hereunder shall constitute default under any other real estate, or other personal property, or other security instrument held or insured by the Government and executed or assigned by Borrower, and default under any such other security instrument shall constitute default hereunder.
- (17) SHOULD DEFAULT occur in the performance or discharge of any obligation secured by this instrument, or should any one of the parties named as Borrower die or be declared an incompetent, a bankrupt, or insolvent, or make an assignment for the benefit of creditors, the Government at its option, with or without notice, may: a) declare the entire amount unpaid under the note and any indebtedness to the Government hereby secured immediately due and payable, b) for the amount of Borrower's loan and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, or upon application by it and production of this instrument, without notice of hearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, c) foreclose this instrument as provided herein or by law, and enforce any and all other rights and remedies provided herein or by present or future law.
- (18) The proceeds of foreclosure sale shall be applied in the following order to the payment of: a) court costs and expenses incident to enforcing or complying with the provisions hereof, b) any prior liens required by law or a competent court to be so paid, c) the debt evidenced by the note and all indebtedness to the Government secured hereby, d) other liens or mortgages required by law or a competent court to be so paid, e) at the Government's option, and other indebtedness of Borrower, which is insured by the Government, and f) any balance to Borrower. At foreclosure or other sale of all or any part of the property, the Government and its agents may bid and purchase as a stranger and may pay the Government's share of the purchase price, including such amount as the debt of Borrower owing to or insured by the Government, in the order prescribed above.
- (19) Borrower recognizes that, pursuant to Federal law, the Government will not be bound by any present or future state laws, or pending for valuation, appraisal, homestead or exemption of the property, b) prohibiting maintenance of an action for a judicial judgment in limiting the amount thereof in the time within which a claim may be brought, or prohibiting or imposing other state or limitations, c) allowing any right of redemption or possession following an foreclosure sale, in enforcing the conditions which the Government may by regulation impose, including the interest rate to be charged, as a condition of approval of a transfer of the property to a new Borrower. Borrower expressly waives the benefit of any such state law.
- (20) If any part of the loan for which this instrument is given shall be used to make the purchase, or to build or improve any part of property, to be used as an owner-occupied dwelling, hereon shall be the following: a) the Government shall not be bound by any state law which has obtained the Government's consent to the purchase of the property, b) the Government shall not be bound by any state law which allows a seller, refuse to negotiate for the sale or rental of the property, or which allows a seller to refuse to sell the property to anyone because of race, color, religion or national origin, and the Government shall not be bound by any state law which allows a seller to refuse to enforce any restrictive covenants in two or more sales of property, or which allows a seller to refuse to sell the property to anyone because of race, color, religion or national origin.
- (21) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future regulations not inconsistent with the express provisions hereof.
- (22) Notices given hereunder shall be sent by registered mail, or by any other means as required by law, addressed, unless and until some other address is designated in a notice so given, to the care of the Receiver, Farmer of the United States, United States Department of Agriculture, at Columbia, South Carolina 29204, and to the care of the receiver, Farmers Home Administration, at the address stated above.
- (23) If any provision of this instrument is applied to any person or in any instance as held invalid, such invalidity will not affect other provisions or applications of the instrument which have a separate effect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

IN WITNESS WHEREOF, Borrower has hereunto set his hand and seal, and the Government has hereunto set its hand and seal, this _____ day of _____, 19____.

[Signature] (SEAL)
[Signature] (SEAL)

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