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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 husbandlike 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, subordination, 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 hereunder, 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 credit source, 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 sufficient 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 under any personal property or other security instrument held or insured by the Government and executed or assumed 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 an 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 debt and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, 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) costs and expenses incident to enforcing or complying with the provisions hereof, (b) any priorities 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) inferior liens of record required by law or a competent court to be so paid, (e) at the Government's option, any other indebtedness of Borrower owing to or 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 by tendering such amount in any tests of Borrower owing to or insured by the Government, in the order prescribed herein;
- (19) Borrower agrees that, pursuant to Federal law, the Government, and its agents shall be bound by any present or future State laws, or providing for valuation, appraisal, assessment or taxation of the property, or prohibiting maintenance of an action for a debt, lien, judgment or limiting the amount thereof or the time within which such action may be brought, or prohibiting any other statute of limitations, or allowing any right of redemption or possession following any foreclosure sale, or by limiting the conditions which the Government may by regulation impose, including the interest rate to be charged, as a condition of approving 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 finance the purchase, construction or repair of property, to be used as an unimproved dwelling, hereinafter called "the dwelling", and if Borrower fails to sell or rent the dwelling and has obtained the Government's consent to a transfer of the dwelling, or if Borrower, after the date of the transfer, will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling, or will lease, mortgage, or otherwise encumber the dwelling to anyone because of race, color, religion or national origin, and if Borrower's refusal or failure to do so results in a loss, and will not comply with an attempt to enforce any restrictive covenants in law or in equity, or in any other manner, then:
- (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 to the following address, otherwise required by law, addressed, unless and until some other address is designated in a notice signed by the Government, to the Farmers Home Administration, United States Department of Agriculture, at Columbia, South Carolina. (Do not send the notice by air mail, and do not mail it to this address unless it is so directed.)
- (23) If any provision of this instrument or application hereof to any person or persons makes its enforcement, such as its enforcement, will not affect other provisions of the instrument, which can be given effect without the invalid provision or provisions, and to that end the provisions hereof shall be held to be severable.

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

 (SEAL)

 (SEAL)

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