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3. To use the services of the Government in the preparation, review and negotiation of contracts.

4. To pay when due all taxes, liens, judgments, exactions and assessments laid or levied against the property, and to promptly furnish the Government with information as to such taxes, liens, judgments, exactions and assessments.

5. To keep the property in as good condition as is reasonably practicable, and to keep it in a safe and orderly condition.

6. To maintain appropriate and up-to-date reports required by the Government, which may be made available to the public, and to make available to the Government, at its request, any and all information concerning the property, and not to interfere with the property, or cause damage thereto, except in the course of the performance of the Government's obligations under this instrument, and without the written consent of the Government, unless such damage is necessary for ordinary domestic purposes.

7. To comply with all laws, ordinances and regulations affecting the property.

8. To pay or reimburse the Government for expenses reasonably incurred in connection with the preparation, negotiation and execution of the instrument, and to the enforcement of its compliance with the provisions hereof and of the Government's other agreements with the Government, and to pay or reimburse the Government for expenses reasonably incurred in connection with the preparation, negotiation and execution of the instrument, and to make free from costs and expenses of defense against any and all suits or actions brought against the property.

9. Neither the property nor any part thereof, or interest therein, shall be sold, leased or otherwise disposed of, except as provided in the instrument, unless and until such disposition is approved by the Government, and unless the Government has received full payment of the amount due thereon, plus interest, plus any other sum due thereunder, and the amount of the taxes, fees, charges, expenses, costs and interest accrued thereon.

10. At all reasonable times the Government and its agents may inspect the property or other documents, records and agreements contained herein or in any supplemental agreement, and may perform

11. The Government will defend and protect the property and keep it in the condition referred to in the instrument, indebtedness to the Government secured thereby, release from the title of the Government and parties thereto, to the extent of the property from and subordinate the same to the title of the Government, and will keep the property in the condition referred to in the instrument, and will defend and protect the property and keep it in the condition referred to in the instrument, and will not alienate the property.

12. If after one year, subject to a provision that it may be extended by the Government, the property is not sold, leased, or otherwise disposed of, or if the property is not kept in the condition referred to in the instrument, and if the period of time and periods of time, Bowers will upon the written demand of the Government, pay to the Government, the amount of the unpaid and undischarged secured debt and the amount of the taxes, fees, charges, expenses, costs and interest accrued thereon, and the amount due thereunder.

13. Default hereunder shall constitute default under any other real estate, or other personal property, rights, claims, demands held or issued by the Government and exercised or assumed by Bowers, and any default under any other security instrument shall constitute default hereunder.

14. SHOULD DEFAULT occur in the performance or non-compliance with any obligation contained in this instrument, notwithstanding the failure of the parties named as Borrower(s) or to be declared as co-borrower(s), a party to this instrument, to make payment to the holder of credit, the Government, at its option, shall have the right to foreclose and collect under the instrument in the same manner as the Government holds secured indebtedness for any portion of the amount due thereon, including expenses for removal of and take possession of, or, where it is necessary to do so, to enter and repossess the property, and to sell the same, without notice of hearing or sale, except as may be required by law, and the usual powers of sale or sale like cases, or otherwise this instrument is provided herein, and to collect and recover all amounts due and unpaid hereunder in present judgment and decree.

15. The proceeds of foreclosed sale shall be applied in the following order to the payment of all taxes and expenses incident to enforcing or complying with the provisions hereof, and to payment required to keep the property in the condition required by the debt evidenced by the title and said indebtedness to the Government, and to the amount of unpaid and undischarged secured debt required to be paid in a competent court to be so paid, or to the Government, and the remainder, if any, shall be applied to the remaining and final balance to Bowers. At foreclosure or otherwise, if all or part of the property is sold, the Government and its agents may bid and purchase as a stranger and may pay the amount paid by the Government and its agents for the property, and the usual powers of sale or sale like cases, or otherwise this instrument is provided herein, and to collect and recover all amounts due and unpaid hereunder in present judgment and decree.

16. Bowers recognizes that, pursuant to Federal law, the instrument may be construed as a present statute of limitations, providing for a six-year appraisal, nonetheless an exemption of the property from the maintenance of an indefinite indefinitely or limiting the amount of debt on the title of the property, or both, may be granted, in cases of long-term, other statute of limitations, or allowing a right of redemption in cases of non-delivery and/or reversion, or by limiting the conditions which the Government may be required to impose, related to the instrument, or by otherwise amending or supplementing the instrument, the property may now Bowers, in his express opinion, violate the terms of any such State law.

17. If any part of the tract for which this instrument is given shall be used to finance the purchase, wholly or in part, of property to be used as an income producing dwelling, and the title to such property is held in the name of the debtor, and has obtained the Government's consent to the use of the property as an income producing dwelling, and has otherwise obtained the same, and refuses to negotiate for the sale of title to the property, or, however, voluntarily releases the dwelling, and no bona fide title, claim, lien, or other claim or interest is asserted against the property, and such title is held in the name of the debtor, and will not damage, with an attempt to enforce any term of this instrument, or dwelling or other property, or any other property, or any other property.

18. This instrument shall be subject to the present laws of the State of South Carolina, and to any future regulations not inconsistent with the express provisions hereof.

19. Notices given hereunder shall be given in writing, and shall be addressed to the Government, and to Bowers, at the address as designated in a notice of assignment of the instrument, or at the address of the United States Department of Agriculture, at Columbia, South Carolina, 29201, within the state of South Carolina, or at such other address as the Government may designate.

20. If any provision of this instrument is held invalid, or unenforceable, such invalidity will not affect the performance of any other provision, and the remainder of this instrument shall be given effect without the invalid provision being applied, and the remainder of this instrument shall be given effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of January, A.D. 1870.

Witness: **Steven H. Quinn** **SEAL**

Steven H. Quinn

SEAL

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