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8. To use the funds evidenced by the note to acquire, improve, develop, maintain, and operate the property.

9. To pay taxes, assessments, and expenses levied or imposed against the property, and principal, interest, and premium dividends on the Government's investment in the property.

10. To keep the property in as required by law under the existing laws except as otherwise provided by the instrument.

11. To make such improvements and report and file reports required by the Government, during the period in which it has an interest in the property, in a manner similar to that of a private owner, including but not limited to costs of evidence of title, and survey of the property, acts of recording this and other instruments, attorney fees, trustee fees, court costs, and expenses of advertising, selling and managing the property.

12. Neither the property nor any portion thereof or interest therein shall be leased, assigned, sold, transferred, alienated, voluntary 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 options, renewal or leases, subleases and assignments, and no lessee shall have any right, title or interest in or to the property without the written consent of the Government.

13. At all reasonable times the Government and its agents may inspect the property, ascertain whether the covenants and agreements contained herein or in any supplemental agreement are being performed.

14. The Government may extend and defer the maturity of indebtedness and renew or restructure the debt evidence by the date of any indebtedness to the Government secured thereby release from liability to the Government and party in title thereto to cause portions of the property from and subordinate the lien hereon, and waive any other rights hereunder, including, but not limited to, the rights herein to the liability to the Government of Borrower or any other party, the payment of interest, or performance of any covenants as specified to the Government's notice.

15. If at any time the note appears to the Government that the property is not being used for the purpose intended, or if the Government, at its option, with or without notice, so demands, the entire amount due under the note, less any indebtedness to the Government timely secured immediately due and payable, or the amount due by the Government and reasonable expenses for repair or maintenance of and take possession of, operate or run the property, or any part thereof, and judgment of this instrument, without notice or hearing of said amount, have a receiver and trust for the property, or to the usual powers of a like receiver, or in like cases, to foreclose this instrument as provided below, and to sue for any and all damages and expenses provided herein or by present or future law.

16. The proceeds of foreclosure sale shall be applied in the following order to the payment of amounts and expenses incident to enforcing or complying with the provisions herein, to any amounts required to be paid in a completed instrument to be paid in the note and all indebtedness to the Government secured thereby, to amounts of rents required to be paid in a completed instrument to be paid in the Government's option, and other amounts due under this instrument to the Government, and the balance to Borrower. And nothing in either note, instrument or deed of trust shall be construed to give the Government a right to purchase as a stranger and non party to the Government's share of the purchase of the property, or to the usual powers of a like receiver, or in like cases, to foreclose this instrument as provided below, and to sue for any and all damages and expenses provided herein or by present or future law.

17. If any part of the note for which this instrument is given shall be used to finance the purchase, construction or repair of property to be used as an unoccupied dwelling, Borrower shall, if the note is paid in full, transfer title to the dwelling and has obtained the Government's consent, do all that is necessary to make good the deficiency, will, after receipt of a bona fide offer, refuse to negotiate for the sale or rental of the dwelling, and, if the Government does not accept the offer, the dwelling may be sold because of race, color, religion, national origin, and the like, without notice, and a court may enjoin any attempt to enforce any restrictive covenants or deeds, relating to the dwelling, for a period of one year.

18. This instrument shall be subject to the present regulations of the Bureau of the Budget, Treasury, and to the future regulations not inconsistent with the express provisions hereof.

19. Notices given hereunder shall be sent by certified mail unless otherwise required by law, addressed, unless and until some other address is designated in a timely manner in the note, to the Bureau of the Budget, Treasury, United States Department of Agriculture, at Columbia, South Carolina 29204, and in the case of other persons to the office or office address stated above.

20. If any provision of this instrument or application thereof to any person in any circumstance is held invalid, such invalidity will not affect other provisions, or applications, of the instrument which can be given effect without the invalid provision or application, and so that end the provisions inherein that are declared to be severable.

In witness whereof, between the date and year first written, But the last day of October, in the year of our Lord one thousand nine hundred and ten, and in the tenth year of the reign of King George V., I have signed, sealed, and delivered at the place and on the day aforesaid.

Cynthia D. Lickel

David W. Branch

Mary Sue P. Branch

*P. C. S. - 1962-1963* (SEAL)

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