(9) To maintain improvements in good repair and make repairs required by the Government; to keep the property in a good and husbandmanlike 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 with or the written consent of the Government, sell, 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, subordinations, 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 liable thereon, release portions of the property from and subordinate the lien hereof, and waive any other rights hereunder, without affecting the lien or priority hereof for the liability of the Government or 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 INITIAL [illegible] occur in the performance or declaration of any covenant or agreement in this instrument or 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 declare the entire amount unpaid under the note and any indebtedness to the Government hereby secured immediately due and payable, collect the account of Borrower income and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, collect upon application by it and production of this instrument, without notice or hearing of said application, have a receiver appointed for the property, with the usual powers of receivers in like cases, all of which is by this instrument expressly granted hereunto by the law and consent hereto 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 taxes, costs and expenses incident to enforcement or compliance with the provisions hereof, and such insurance premiums required by law or a competent court to be so paid; to the debt evidenced by the note and all indebtedness to the Government secured hereby; to liens of record required by law or a competent court to be so paid; to all the Government's costs and other indebtedness of Borrower then owing to the Government; and the 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 crediting such amount upon Borrower's indebtedness secured by the Government in the order prescribed above.

(19) Borrower agrees that the Government will not be bound by any present or future State laws prohibiting the valuation, appraisal, homestead or exemption of the property, or providing for delay, extension, redemption or limiting the amount thereof or the time within which such suit may be brought, or any other rights or remedies of redemption or possession of Borrower after any foreclosure sale, or limiting the amount in which the Government may be restricted in order to which the Government may be restricted in order to impose including the interest rate that may charge, and additional or supplemental security of the property by new Borrower. Borrower expressly waives the benefit of any such State law. Borrower hereby relinquishes, waives and renounces all rights and claims of homestead, dower, and curtesy.

(20) Right part of the property on which this instrument is secured shall be used for the purchase, construction, or repair of property to be used as a [illegible] owner-occupied dwelling thereon. If the dwelling is not in Borrower's possession, Borrower will cause the dwelling and has obtained the Government's consent. Borrower will not permit the property to be abandoned or left [illegible] will after receipt of a bona fide offer, refuse to sell the property at the price offered. [illegible] dwelling [illegible] Borrower [illegible] and [illegible] with [illegible] and [illegible] dwelling [illegible].

(21) This instrument shall be [illegible] in accordance with the Farmers Home Administration [illegible] and shall be construed in accordance with the express provisions hereof.

(22) Notices given pursuant to this instrument or applicable law shall be sufficient if mailed to Borrower at the address stated in this instrument or at such other address as designated in writing by Borrower from time to time. Notices to the Government shall be sufficient if addressed to the Farmers Home Administration, Farmer Programs, Farmer Programs, Farmers Home Administration, Farmers Home Administration, Farmers Home Administration