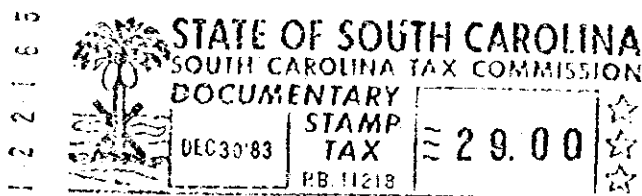


- (3) To use the loan evidenced by the note solely for the purposes authorized by the Lender.
- (4) To pay when due all taxes, liens, judgements, encumbrances and assessments lawfully attaching to or assessed against the property.
- (5) To keep the property insured in an amount equal to or greater than the depreciated replacement value of the essential buildings.
- (6) To operate the property in a good and husbandmanlike manner; comply with such farm conservation practices and farm and home management plans as from time to time may be prescribed; 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 Lender, cut, remove, or lease any timber, gravel, oil, gas, coal, or other materials except as may be necessary for ordinary domestic purposes.
- (7) To comply with all laws, ordinances, and regulations affecting the property.
- (8) To pay or reimburse the Lender 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, attorney's fees, trustees' fees, court costs, and expenses of advertising, selling, and conveying the property.
- (9) 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 Lender. The Lender 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.
- (10) At all reasonable times the Lender and its agents may inspect the property to ascertain whether the covenants and agreements contained herein or in any supplementary agreement are being performed.
- (11) The Lender may extend and defer the maturity of and renew and reamortize the debt evidenced by the note or any indebtedness to the Lender secured hereby, release from liability to the Lender any party so 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 or the liability to the Lender of Borrower or any other party for payment of the note or indebtedness secured hereby except as specified by the Lender in writing.
- (12) 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 Lender at its option, with or without notice, may: (a) declare the entire amount unpaid under the note and any indebtedness to the Lender hereby secured immediately due and payable, (b) for the account of Borrower incur and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, (c) 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, (d) foreclose this instrument as provided herein or by law, and (e) enforce any and all other rights and remedies provided herein or by present or future law.
- (13) The proceeds of foreclosure 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 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 Lender secured hereby, (d) inferior liens of record required by law or a competent court to be paid, (e) at the Lender's option, any other indebtedness of Borrower owing to the Lender, and (f) any balance to Borrower. At foreclosure or other sale of all or any part of the property, the Lender and its agents may bid and purchase as a stranger and may pay the Lender's share of the purchase price by crediting such amount on any debts of Borrower owing to the Lender, in the order prescribed above.
- (14) If any provision of this instrument or application thereof to any person or circumstances 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 to that end the provisions hereof are declared to be severable.

IN WITNESS WHEREOF, Borrower has hereunto set Borrower's hand(s) and seal(s) the day and year first above written.

<i>Constance L. McBride</i>	<i>Robert E. Jackson</i>	(SEAL)
(Witness)	ROBERT E. JACKSON	
<i>Jilland Lee</i>	<i>Shirley H. Jackson</i>	(SEAL)
(Witness)	SHIRLEY H. JACKSON	



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