- (4) Whether or not the note is loaured by the Government, the Government may at any time pay any other amounts required herein to be paid by Borrower and not paid by him when due, as well as any coals and expenses for the preservation, protection, or enforcement of this lien, as advances for the account of Borrower. All such advances shall beer interest at the note rate until paid to the Government.
- (5) All advances by the Government as described in this instrument, with interest, shall be immediately due and papable by Borrower to the Government without demand at the place designated in the note and shall be secured hereby. No such advance by the Government shall relieve Borrower from breach of his coverant to pay. Such advances, with interest, shall be repeal from the first possible collections received from Borrower. Otherwise, any payment made by Borrower may be applied on the note or any indebtedness to the Government described from Borrower.
 - (6) To use the loan evidenced by the note solely for purposes authorized by the Government.
- (7) To pay when due all laxes, liens, judgments, encumbrances and assessments lawfully attaching to or assessed against the properly 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 husbandmantike manner; comply with such larm conservation practices and farm and home management plans as the Government from time to time pay preactibe; and not to abandon the property, or cause or permit waste, leasening or impairment of the security coverheapy, or, without the written consent of the Government, out, remove, or lease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.
- (10) If this instrument is given for a "Parm Ownership" loan as identified in Parmers Home Administration regulations, personally to operate the property with his own and his family's labor as a farm and for no other purpose, and not to lesse the property or any part of unless the Government consents in switing to some other method of operation or to a lesses. If this instrument is given for a "Section 502 Rural Housing" loan on a "nonfarm tract," as so identified, the property will be personally occupied and used by Borrower and not rented or lessed without the Government's written consent.
 - (11) To comply with all laws, ordinances, and regulations affecting the property.
- (12) 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 or any supplementary agreement (whether before or after default), including but not limited to costs of evidence of till the ond 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.
- (13) Neither the property nor any portion thereof or interest therein shall be 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 mottgages hereunder, including but not limited to the power to grant consents, partial releases, subordinations, and satisfaction, and no insured lender shall have any tight, title or interest in or to the lien or any benefits hereof.
 - (14) At all reasonable times the Government and its agents may inspect the property to sacertain whether the covenants and agreenents contained herein or in any supplementary agreement are being performed.
- (15) 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 thereon, release portions of the property from and submitted the lies hereof, and waite any other rights hereunder, without affecting the lies or priority to the Government of Borrower or any, other party for payment of the note or indebtedness accured hereby except as specified by the
- (16) 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 accured hereby and to pay for any stock necessary to be purchased in a cooperative leading agency in connection with such loan.
- (17) Default hereunder shall constitute default under any other real estate, or under any personal property or other, accurity instrument held or insured by the Government and executed or assumed by Borrower, and default under any such other security instrument shall constitute default bernander.
- (18) SHOULD DEFAULT occur in the performence or discharge of any obligation secured by this instrument, or should any one of the pertition aneat as Borrower dis no be declared an incompetent, a backupt, or an insolvent, or make an assignment for the benefit of creditors, the Government at its opinion, with or without notice, may; (a) declare the entitie amount unpaid under the note and any individences to the Government at its opinion, with or without notice, may; (a) declare the entitie amount unpaid under the note and any individences to the Government tetely accurate inner district of under the performance of any day accurate inner the performance of any day accurate in the performance of any day of the performance of any day in the performance of any day in the performance of any day in the performance of any day of the accurate of the property of the accurate of the performance of any day of the accurate of the performance of any day of the accurate of the performance of any day of the accurate of the performance of
- (19) The proceeds of foreclosure sale shall be applied in the following order to the payment of; (a) costs and expenses incident to entering 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 notice and sill indebtdness to the Government secured hereby, (d) inferior liens of record required wor a competent court to be so paid, (c) at the Government's option, any other indebtedness of Borrower owing to or insured by the Government, and (f) any behance to Borrower. At foreclosure or other sale of all or any part of the property, the Government and six agents will said not purchase a a strenger and may pay the Government's share of the purchase price by crediting such amount on any debts of Borrower owing to or insured by the Government, in the order prescribed above.
- (20) As against the debt evidenced by the note and any indebtedness to the Government hereby secured, with respect to the property, and to the eatent permitted by law, Borrower hereby relinquishes, waives, and conveys all rights, inchaste or consummate, of descent, dower, curtery, homestead, valuation, appraisal, redemption, and exemption to which Borrower is or becomes entitled under the laws and constitution of the jurisdiction where the property lies.
 - (21) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future regulations of inconsistent with the express provisions hereof.
- (22) Notices given hereunder shall be sent by certified mall, unless otherwise required by law, addressed, unless and until some other address is designated in a notice so given, in the case of the Government to Farmers Home Administration, United States Department of Agriculture, at Coumbils, South couldnes 2021, and in the case of Derover to has a this post office address stated about the country of the co

IN WITNESS WHEREOF, Borrower has hereunto set Borrower's !	hand(s) and seal(s) the day and year first above writt	en.
Signed, Sealed, and Delivered in the presence of:	r	
	2 15 Calab 2	1000
James of Lelicath	A Burne Clarker	(SEAL)
(Witness)	DEWARD WILSON	(SERL)
14:00 G ld 1. 1-	Kuth & Wilcon	
(Witness)	RUTH E. WILSON	(SEAL)