

(4) Whether or not the note is insued by the Government, the Government may at any time pay any other amounts required herein to be paid by Bortower and not paid by him when due, as well as any costs and expenses for the preservation, protection, or enforcement of this lien, as advances for the account of Bortower. All such advances shall bear 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 payable by Borrower to (3) An averance of the Government as a exercised in this abstraction, with interest, some be immediately due and payable by Borrower to the Government without domain of the place designated in the note and shall be secured hereby. He such advances by the Government shall received from Borrower from breach of his coverant to pay. Such advances, with interest, shall be repeted from the first available collections received from Borrower. Otherwise, any payament node by Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.

(6) To use the loss evidenced by the note solely for purposes authorized by the Government,

(7) To pay when doe all taxes, liens, judgments, encumbrances and assessments lawfully attaching to or assessed against the property 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 based manner; comply with such farm conservation practices and farm and home management plans as the Government from time to time may the manner; comply with such latin conservation practices and sem and nome management plans as the investment from time to time may practicly; and not to abandon the property, or cause or partils west, relateding of impairment of the accuracy covered hereby, or, without the written consent of the Government, cut, remove, or lesse any timber, gravel, oil, gas, cost, or other minerals except any be necessary.

(10) If this instrument is given for a "Parm Ownership" loan as identified in Parmers Home Administration regulations, personally to (10) It this instrument is given to a ""Farm Unerrang" non as normitted in Farmers from 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 lease the property or any part of unders the Government consents in writing to once other method of operation or to a fears. If this instrument is given for a "Section 502 Rural Housing" lean on a "monfarm tract," as so identified, the property will be personally occupied and used by Borrower and not rented or leased without the Government's written consent,

(11) To comply with all laws, ordinances, and regulations affecting the property.

(12) To pay or ssimburss the Government for expenses reasonably necessary or incidental in 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 jo costs of evidence of little host desures of the property, costs of recording this and other lastnuments, attoracys' fees, trustees' fees, court costs, and expenses of advertising, salling, and correcting the property.

(13) Neither the property nor any portion thereof or interest therein shall be assigned, sold, transferred, or encurs (13) nesther are properly nor any postum thereof of the Government shell have the sole and exclusive rights as otherwise, without the written consists of the Jovernment, and overnment there have not and recentive rights as a circularly in the limited to the power to grant consent, partial releases, subordinations, and satisfaction, and no in have any right, title or interest in or to the lieu or any benefits hereof.

(14) 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.

(15) The Government may extend and defer the maturity of and renew and reamortize the debt evidenced by the note or any indebtedness (15) he Government may extend and cases the manuity of son tenew and removinize one deat evidenced by the note or any indebtedness to the Government accused hereby, selesse from liability to the Government and party to blable thereon, release portions of the property from and subordicate the lien hereof, and waivs any other right hereoffe, without affecting the lien or priority hereof or the liability to the Government of Borrower or any other party for payment of the note or indebtedness secured hereby except as specified by the Government in writing.

(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 purpose 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

(17) Default hereunder shall constitute default under any other real estate, or under any personal property or other, accurity instrument held or lastred by the Government and executed or sessumed by Borrower, and default under any such other security instrument

(18) SHOULD DEFAULT occur in the performance or discharge of any obligation secured by this instrument, or should any one of the (18) SHOULD DEFAULT occur in the performance or discnarge of any obligation secured by this instrument, or should any one of the performance or discnarge of the performance or make an assignment for the benefit of creditors, the Government of its option, with or without notice, may; (a) declare the entire amount unpaid under the note and any indebtedness to the Government hereby secured immediately due and payable, (b) for the account of Borrower incur and pay reasonable expenses for repair or meintenance of and take possession of, operate or rent the property, (c) upon application by it and production of this instrument, without militariment of many rate procession with operation of the procession of the procession of the procession of the same procession of the procession of the same procession of the cause, (d) foreclose this instrument as provided herein or by law, and (e) enforce any and all other rights independent procession of the pro

\(\frac{1}{2}\) (19) The proceeds of foreclosure sale 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 liess required by law or a competent court to be an paid, (c) the debt and cannot be seen and all indebtedness to the Government secured hereby, (d) inferior liens of record required by law or a competent court to be so paid, (e) at the Government's option, any other indebtedeses of Downer owing to or insured by the Government, and (f) any belance to Borower. 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 on any debts of Borrower owing to or

(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 satemp pendited by law. Borower hereby relinquishes, waives, and conveys all rights, inchested or compared, offered, containing the property of the

(21) This instrument shall be subject to the present regulations of the Farmers Home Administration, and to its future regulations not inconsistent with the express provisions hereof.

(22) 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 notice so given, in the case of the Government to Parmers Home Administration, United States Department of Agriculture, at Columbia, South Carolina 29201, and in the case of Borower to him at his post office address stated above.

IN WITNESS WHEREOF, Borrower has bereunto set Borrower's 1	hand(s) and seal(s) the day and year first above written.	
Sikned, Sealed, and Delivered imibe presence of:	00 11 0	
Junio J. Billial	Charles Hurry	(SEAL)
Magan (O Shrift	CHARLES AVERY 30 24 PORT GUERRA	,
(Wilness)	ZORA MAE AVERY	(SEAL)