(6) Within [illegible] days after the destruction or damage to, or condemnation of, all or any part of the property, Borrower shall commence the restoration, repair or replacement of the property in a workmanlike manner in accordance with plans and specifications approved in advance by the Government. Borrower shall complete such restoration, repair or replacement as soon as possible, but in any event within [illegible] months after such destruction or damage to, or condemnation of, the property, and shall pay or cause to be paid all costs and expenses in connection therewith, whether or not the Government shall elect to make the insurance or condemnation proceeds, or any part thereof, available for such purposes. The Government is authorized to collect and apply insurance proceeds to any indebtedness secured hereby in any order as provided herein. Any application of insurance proceeds to principal shall not extend or postpone the due dates of the scheduled payments nor change the amount of such payments. Any balance of insurance proceeds after payment in full of the indebtedness secured hereby shall be paid to Borrower.

(7) All advances, disbursements, and payments made by the Government under any of the provisions hereof, with interest thereon at the rate borne by the note from the date of such advance, disbursement, or payment, shall be secured hereby. No such advance by the Government shall relieve Borrower from any default hereunder. Any amounts disbursed by the Government pursuant to this paragraph, with interest thereon, shall be paid by Borrower to the Government upon demand. All collections received by the Government hereunder may be applied on the note or any indebtedness in the Government's discretion.

(8) To use the loan evidenced by the note only for purposes authorized by the Government.

(9) To pay when due all taxes, assessments, liens, encumbrances, and charges lawfully attaching to or assessed against the property and promptly deliver to the Government receipts therefor. Borrower may in good faith contest any such tax, assessment, lien, encumbrance, or charge and defer payment and discharge thereof during the period of such contest, if adequate reserves are established for the payment of the contested amount.

(10) To keep the property insured as required by and with companies satisfactory to the Government, the policies, and all renewals thereof, to be held by, delivered to, and retained by the Government.

(11) To maintain improvements in good repair and to make or restore only such repairs as are necessary and workmanlike. To comply with all requirements of any conservation program in which Borrower participates which are applicable to the property. To operate the property in a good and husbandlike manner and to follow such recognized soil conservation, land use, and forest management plans as the Government from time to time may prescribe. Borrower will not abandon the property, commit or permit waste thereon, permit any unlawful use of the property, conduct or permit any activity that will increase the risk of fire or other hazard to the property, or remove, demolish, or alter any building, fixture, or improvement, or sell, remove, or lease any timber, minerals, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.

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

(13) To pay or reimburse the Government for expenses reasonably incidental to or incurred in the protection of the lien and priority hereof and in 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 and 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.

(14) 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 lender shall have any right, title or interest in or to the lien or any benefits hereof.

(15) 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.

(16) 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 subordinate the lien hereof, and waive any other rights hereunder, without affection 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.

(17) 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.

(18) 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.

(19) 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 Government at 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 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.

(20) 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 liens required by law or a competent court to be so paid, (c) the debt evidenced by the note 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 indebtedness of Borrower owing to or insured by the Government, and (f) any 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 on any debts of Borrower owing to or insured by the Government, in the order prescribed above.

(21) As against the debt evidenced by the note and any indebtedness to the Government hereby secured, with respect to the property, Borrower (a) hereby relinquishes, waives, and conveys all rights, inchoate or consummate, of descent, dower, curtesy, homestead, valuation, appraisal, and exemption, to which Borrower is or becomes entitled under the laws and constitution of the jurisdiction where the property lies, and (b) hereby agrees that any right provided by such laws or constitution for redemption or possession following foreclosure sale shall not apply, and that no right of redemption or possession shall exist after foreclosure sale.

(22) 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.

(23) 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 Farmers Home Administration, United States Department of Agriculture, at Columbia, South Carolina 29201, and in the case of Borrower to him at his post office address stated above.

IN WITNESS WHEREOF, Borrower has hereunto set Borrower's hand(s) and seal(s) the day and year first above written.
Signed, Sealed, and Delivered in the presence of:

W. Allen Reed (Witness) Rodger D. Walls (SEAL)

Barbara K. Cobb (Witness) Barbara T. Walls (SEAL)