

1291 44

together with all rights, interests, easements, hereditaments and appurtenances thereunto belonging, the rents, issues, and profits thereof and  
revenue and income therefrom, all improvements and personal property now or later attached thereto or reasonably necessary to the use  
thereof, including, but not limited to, ranges, refrigerators, clothes washers, clothes dryers, or carpeting purchased or financed in whole or in  
part with loan funds, all water, water rights, and water stock pertaining thereto, and all payments at any time owing to Borrower by virtue of  
any sale, lease, transfer, conveyance, or condemnation of any part thereof or interest therein-all of which are herein called "the property";  
TO HAVE AND TO HOLD the property unto the Government and its assigns forever in fee simple.

BORROWER for himself, his heirs, executors, administrators, successors and assigns WARRANTS THE TITLE to the property to the  
Government against all lawful claims and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances  
specified hereinabove, and COVENANTS AND AGREES as follows:

- (1) To pay promptly when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government  
against any loss under its insurance of payment of the note by reason of any default by Borrower. At all times when the note is held by  
an insured holder, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.
- (2) To pay to the Government such fees and other charges as may now or hereafter be required by regulations of the Farmers Home  
Administration.
- (3) If required by the Government, to make additional monthly payments of 1/12 of the estimated annual taxes, assessments, insurance  
premiums and other charges upon the mortgaged premises.
- (4) Whether or not the note is insured 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 costs and expenses for the preservation, protection, or enforcement of this  
lien, as advances for the account of Borrower. All such advances shall bear interest at the rate borne by the note which has the highest  
interest rate.
- (5) All advances by the Government as described in this instrument, with interest, shall be immediately due and payable by Borrower  
to the Government without demand at the place designated in the latest note and shall be secured hereby. No such advances by the  
Government shall relieve Borrower from breach of his covenant to pay. Any payment made by Borrower may be applied on the note or any  
indebtedness to the Government secured hereby, in any order the Government determines.