

7. That the Government, its agents, and its attorneys shall have the right at all reasonable times to inspect and examine said property for the purpose of ascertaining whether or not the security given is being lessened or impaired, and if in the judgment of the Government the security given is being lessened or impaired, it shall be deemed a breach of the covenants of this mortgage.

8. That all the terms and provisions of the note which this mortgage secures, of any extension or renewal thereof, and of any agreement supplementary thereto are hereby incorporated in and made a part of this mortgage as if the same were set out in full herein, and shall be construed with this mortgage as one instrument.

9. That, without in any manner affecting the right of the Government to require and enforce performance at a subsequent date of the same, similar, or any other covenant, agreement, or obligation herein set forth, and without affecting the liability of any person for payment of any indebtedness secured hereby, and without affecting the lien created upon such property or the priority of said lien, the Government is hereby authorized and empowered at its option and at any time to (1) waive the performance of any covenant or obligation herein or in said note or any supplementary agreement contained, (2) deal in any way with the Borrower or grant to the Borrower any indulgence or forbearance or extensions of the time for payment of any indebtedness hereby secured, and (3) execute and deliver partial releases of any part of said property from the lien hereby created.

10. That any notice, consent, or other act to be given or done by the Government under this mortgage shall be valid only if in writing and executed or performed by the Administrator of the Farmers Home Administration or his duly authorized representative.

11. That all notices to be given under this mortgage shall be delivered or forwarded by registered mail, addressed in the case of the Government to Farmers Home Administration, United States Department of Agriculture, at Columbia, South Carolina, and in the case of the Borrower to him at his address stated hereinafter.

12. That all rights, privileges, benefits, obligations, and powers herein conferred on the Government may be exercised on its behalf by the Administrator of the Farmers Home Administration, or by the head of any other agency of the Federal Government that may from time to time be vested with authority over the subject matter of this contract, or his duly authorized representative.

13. That the Borrower hereby assigns to the Government any and all rents, profits, and other revenues and incomes of or from said property and the Borrower does hereby authorize and empower the Government (1) to take possession of said property at any time there is any default in the payment of the debt hereby secured or in the performance of any obligation herein contained, and to rent the same for the account of the Borrower, and (2) upon commencement of any proceedings, judicial or otherwise, to enforce any right under this mortgage, to have a Receiver for said property appointed by a court of competent jurisdiction, upon application by the Government and production of this mortgage without other evidence and without notice of hearing of said application; which Receiver shall have, among other things, full power to rent, lease, and operate said property and collect all rents, profits, and other revenues therefrom during said default and the period of

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redemption. All rents, profits, and other revenues collected as herein provided by either the Government or the Receiver shall be applied, after deduction for all costs of collection and administration, upon the mortgage debt in such manner as the Government or the court may direct: *Provided, however,* That if the Borrower be in default in the payment of any other debt to the Government not secured by this mortgage, the Government or Receiver may apply the rents, profits, and other revenues hereby collected to the reduction of same.

14. THAT TIME IS OF THE ESSENCE of this mortgage and of the note and other instruments herein referred to, AND SHOULD DEFAULT be made in the payment of any installment due under said note or under any extension or renewal thereof or under any agreement supplementary thereto, or should the Borrower fail to keep or perform any covenant, condition, or agreement herein contained or referred to, then in any of said events, the Government is hereby irrevocably authorized and empowered, at its option and without notice and without affecting the lien hereby created or its priority or any right of the Government hereunder, (1) to declare the entire indebtedness herein secured immediately due and payable and to foreclose this mortgage in the manner hereinafter set out, (2) to inspect and repair said property and to incur any reasonable expense in the maintenance of said property, including the payment of taxes, insurance premiums, and any other necessary costs and expenditures for the preservation and protection of this lien, or (3) to pursue any remedy for it by law provided: *Provided, however,* That each right, power, or remedy herein conferred upon the Government is cumulative to every other right, power, or remedy of the Government whether herein set out or conferred by law, and may be enforced concurrently therewith.

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