

...the note is secured by the Government. The Government may at any time pay any other accounts required herein to be paid by Borrower and not paid by him...

(8) All advances by the Government on account of this instrument, with interest, shall be immediately due and payable by Borrower to the Government without demand at the place designated in the face of the note and shall be secured hereby...

(9) To use the land evidenced by the note solely for purposes authorized by the Government.

(10) To pay when due all taxes, liens, judgments, assessments, and disbursements lawfully attaching to or assessed against the property and promptly deliver to the Government without demand receipts evidencing such payments.

(11) To keep the property insured as required by and under insurance policies approved by, delivered to, and retained by the Government.

(12) To maintain the premises in good repair and make repairs required by the Government; operate the property in a good and husband-like manner...

(13) 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.

(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 to the Government secured hereby...

(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...

(17) 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...

(18) 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...

(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 liens required by law or a competent court to be so paid...

(20) At 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...

(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 Farmers Home Administration, United States Department of Agriculture, at Columbia, South Carolina 29201...

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 - Robert D. Ablander (SEAL)
Barbara H. Cobb (Witness) (SEAL)