[illegible]

(7) To pay when due all taxes, liens, judgments, encumbrances and assessments lawfully assessed against the property and promptly deliver to the Government such receipts evidencing such payments.

(8) To keep the property insured as required by and under insurance policies acceptable to the Government, and to deliver to the Government such policies.

(9) To make improvements on and repair and maintain the property in good condition, keep the property free from waste, and in a workmanlike manner comply with such farm management plans as the Government may from time to time prescribe, and not to alter the property in character or use without the written consent of the Government, not to remove any fixture or chattel covered by this instrument if such removal may impair the security hereunder, except in the ordinary course of business for repair or replacement without the written consent of the Government, not to permit any material change in the use of the property, and not to permit any waste, impairment or deterioration of the property, and not to abandon the property, or cause or permit any waste, impairment or deterioration of the property, and not to remove any timber, minerals, gravel or other materials from the property without the written consent of the Government, and not to permit any mining or drilling on the property without the written consent of the Government, except for ordinary farm purposes.

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

(11) To pay on demand to the Government the expenses reasonably necessary or incidental to the protection of the property, or the security hereunder, and to the enforcement of or the compliance with the terms, covenants, and agreements of this instrument and any supplementary agreement whether before or after default, including but not limited to costs of evidence of title or abstracts of the property, costs of recording this and other instruments, all reasonable fees, including fees [illegible], and expenses of advertising or conducting foreclosure proceedings.

(12) Neither the property nor any part or interest therein shall be leased, sold, encumbered, or otherwise disposed of voluntarily or involuntarily 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 right to grant consents, waivers, releases, and satisfactions and to execute subordinations of lien and other instruments in connection with the mortgage herein created.

(13) 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.

(14) The Government may extend and defer the maturity of, and release and remove from the debt evidenced by the note or any indebtedness to the Government secured hereby, release from liability to the Government any party liable thereon, release portions of the property from and subordinate the lien hereof and other liens and encumbrances, and [illegible] affecting the property hereof or the liability to the Government of Borrower or any other party hereto or any indebtedness secured hereby, except as specified by the Government in writing.

(15) If at any time it shall appear to the Government that Borrower may be able to obtain a loan for credit association, a Federal land bank, or other responsible lending agency, upon terms and conditions and interest rates and terms and periods of time Borrower will pay the Government upon request all or any part of the balance of the note and any indebtedness secured hereby and pay for any stock necessary to be purchased in any cooperative lending agency in connection with such loan.

(16) Default hereunder shall constitute default under any other real estate, chattel or personal property mortgage, security instrument held or issued to the Government and executed or assumed by Borrower, and default under any such other security instrument shall constitute default hereunder.

(17) **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, or bankrupt, or insolvent, or make an assignment for the benefit of creditors, the Government at its option, with or without notice, may declare the entire unpaid balance on the note and any indebtedness to the Government hereby secured immediately due and payable. If the Government so elects and pay reasonable expenses for repair or maintenance of and take possession of, jointly or severally, the property, collect all rents, issues and profits of this instrument, without notice of hearing of said application, take a receiver or appointment of the property, with the usual powers of receivers in like cases. Exercise this instrument as provided herein or by law, and exercise any and all other rights and remedies provided herein or by present or future law.

(18) The proceeds of foreclosure sale shall be applied in the following order: to the payment of all costs and expenses incident to enforcing or complying with the provisions hereof, and any prior liens required by law or a competent court to be so paid, (2) the debt evidenced by the note and any indebtedness to the Government secured hereby, (3) other liens of record required by law or a competent court to be so paid, (4) at the Government's option, any other indebtedness of Borrower owing to the Government, and (5) any balance to Borrower. At foreclosure or other sale 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 secured by the Government, in the order prescribed above.

(19) Borrower recognizes that, pursuant to Federal law, the Government will not be bound by any present or future State laws, ordinances, or regulations providing for valuation, appraisal, homestead or exemption of the property, or prohibiting maintenance of an action for a deficiency judgment or limiting the amount thereof or the time within which such action may be brought, or prescribing any other statute of limitations, or allowing any right of redemption or possession following any foreclosure sale, or limiting the conditions which the Government may by regulation impose on consenting to a transfer of the property to a new Borrower. Borrower expressly waives the benefit of any such State law.

(20) If any part of the loan evidenced by this instrument is given to finance the purchase, construction or repair of property to be used as an owner-occupied dwelling, hereby called the "dwelling", and if Borrower intends to sell or rent the dwelling and has obtained the Government's consent to such sale or rental, Borrower agrees that during such period as the Government may require, Borrower will not refuse to negotiate for the sale or rental of the dwelling or will otherwise make unavailable or deny the dwelling to any one because of race, color, religion or national origin, and that Borrower recognizes as illegal and hereby disclaims, and will not comply with or attempt to enforce any restrictive covenants on dwelling relating to race, color, religion or national origin.

(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 and in the case of Borrower at the post office address stated above.

(23) If any provision of this instrument or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the instrument which can be given effect without the invalid provision or application, and to that end the provisions hereof are declared to be severable.

IN WITNESS WHEREOF, Borrower has hereunto set [illegible] hand[illegible] and seal[illegible] the day and year first above written.

Signed, Sealed, and Delivered in the presence of:

[illegible] (Witness) Montie Ladson Sr. (SEAL)

[illegible] (Witness) Clara A. Ladson (SEAL)

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