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together with all rights, interests, easements, benefits and appurtenances thereto, both now and hereafter, the rents, issues and profits thereof and revenues and income therefrom, all improvements and personal property now or hereafter lawfully or lawfully necessary to the use thereof, including, but not limited to, tanks, refrigerators, clothes washers, clothes dryers, air conditioning purchased or financed in whole or in part with loan funds, all water, water rights, and water stock pertaining thereto, and all payments of any kind, when 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 and the Government and its assigns, heirs, assigns and assigns,

HOWEVER, the liability for taxes, levies, assessments, and other charges on the property shall be borne by the borrower. **WARRANTS** THE TITLE to the property to the Government against all lawful claims and demands whatsoever except such as have already been assessed, levied, assessed, levied, or otherwise specified hereinbefore, and **COVENANTS AND AGREES** as follows:

(1) To pay promptly when due any indebtedness to the Government hereby secured, with interest and cost to the Government against any loss under its insurance of payment of the indebtedness to the Government by the borrower. At all times when the property is held by an insured holder, the borrower shall continue to make payments on the debt to the Government and to the lender until 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) To be required by the Government to make additional monthly payments of 1/12 of the estimated annual taxes, assessments, insurance premiums and other charges on the mortgaged premises.

(4) Whether or not the property is mortgaged to the Government, the Government may at any time require the amounts required herein to be paid by the borrower, and not paid by the lender, as well as any costs and expenses in the prosecution, perfection, enforcement of this lien, as advances to the Government of the borrower. All such advances shall bear interest at the rate borne by the borrower who 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 the borrower to the Government, without demand at the place designated in the instrument, and shall be secured by the property. Such advances by the Government shall release the borrower from the obligation to pay to the Government any other indebtedness to the Government secured hereby, in any order the Government determines.

(6) To use the property covered by the title hereon for purposes authorized by the Government.

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

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

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