

1400 4:50

18650

together with all rights, interests, easements, encumbrances and appurtenances thereon, less debts, charges, taxes, and profits thereof and revenues and income thereon, all improvements and personal property now or hereafter existing on the premises necessary to the use thereof including but not limited to trees, plantations, and other plants, and fixtures, and other improvements purchased or financed in whole or in part with loan funds, all water, water rights, and water stock, rents, royalties, and appurtenances, and all other things which are borrowed by or for any one, lease, transfer, conveyance, or otherwise, and all other things which are borrowed thereon, or which are used on all the property.

TO HAVE AND TO HOLD the property, and the Government and its agents, heirs, assigns, and assigns forever.

WHEREAS the property, and the Government and its agents, heirs, assigns, and assigns, WAPP 575, 111, 11211, the property to the Government against all lawful claims and demands, and all other claims, charges, taxes, and assessments, and all other encumbrances specified hereinabove, and **COVENANTS AND AGREES** as follows:

(1) To pay promptly when due the indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss under its insurance policy on the property, and to pay the same, and to pay the same when the note is held by an insured holder. Borrower shall continue to make payments on the note to the Government as is hereinafter provided for the holder.

(2) To pay to the Government such taxes and other charges as may be lawfully levied or required by the Government or the Administration.

(3) To pay to the Government, or to any other person or entity, all taxes, assessments, and other charges, including but not limited to, premiums and other charges upon the insured premises.

(4) Whether or not the note is issued to the Government, the Government may at any time pay, or cause to be paid, the amount required herein to be paid by Borrower, and to pay the same when due, as well as any costs and expenses for the preservation, protection, and benefit of this debt, 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 provided in the foregoing, with interest, shall be automatically due and payable to Borrower to the Government, with no demand at the time ascertained in the latest note and shall be secured hereby. No such advances by the Government shall release Borrower from the obligation to pay. Any payment made by Borrower may be applied to the note, and the indebtedness to the Government secured hereby, in any order the Government determines.

(6) To use the loan evidenced by the note solely for purposes authorized by the Government.

(7) To pay when due all taxes, liens, judgments, encumbrances and assessments lawfully affecting the property 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 applicable policies provided by the Government, and, at its request, to deliver such policies to the Government.

4023 RV 21