

together with all rents and other revenues or income therefrom, and all and singular, the rights, easements, hereditaments and appurtenances thereto belonging, or in anywise incident or appertaining, and all improvements and personal property now or hereafter attached to or reasonably necessary to the use of the real property herein described, all of which property is sometimes hereinafter designated as "said property";

To HAVE AND TO HOLD, all and singular, said property unto Mortgagee and its assigns forever;

AND MORTGAGOR, for himself, his heirs, executors, administrators, successors and assigns, does hereby and by these presents covenant and agree:

1. To pay promptly all installments of principal and interest as they become due according to the terms of the said mortgage and any other indebtedness owing by Mortgagee to Mortgagee. In the event this mortgage and the note secured hereby are insured under the provisions of the Federal Farm Loan Act, as amended, Mortgagee will pay all such installments of principal and interest, and any other indebtedness or Mortgagee is required to pay to Mortgagee as part of the principal obligation under this mortgage, to the United States of America, acting through the Administrator of the Farmers Home Administration (hereinafter called the Government), as collection agent for Mortgagee. The Government will remit to Mortgagee all the sums collected by it as agent for Mortgagee as provided in the note; Provided, That in the event the indebtedness hereby secured is not paid in full within five (5) years after the execution of this mortgage and at that time it is insured as aforesaid, Mortgagee shall pay to the Government the entire annual mortgage insurance charge computed for the year then current, and, at the Government's option, an additional charge equal to the annual charge for such year, and the Government to be charged by the Government on Mortgagee's obligation on account of mortgage insurance.

2. That the mortgage and the note secured hereby are insured by the Government as aforesaid, and so long as they continue in force, to be paid to the Government, together with and in addition to the annual payments of principal and interest, a sum equal to the annual mortgage insurance charge, the following sums:

(a) The annual mortgage insurance charge shall be payable simultaneously with the insurance of the mortgage and shall be computed from the date of the first installment payable on the loan; the sum and the date of payment shall be computed as follows: (b) The annual mortgage insurance charge shall be computed as of the date of the first installment payable on the loan, and shall be payable on or before the next succeeding due date of an installment of principal and interest. Mortgagee shall continue to pay the annual charge herein provided until the mortgage is paid in full, or until the property is acquired by Mortgagee or the Government, or until the contract of insurance is terminated. Assignment of this mortgage and the note secured hereby to the Government shall not constitute a release of Mortgagee from the obligation to pay the required annual mortgage insurance charge.

3. That Mortgagee shall maintain and defend all claims as the Government deems necessary and may hereafter establish.

4. That Mortgagee shall pay all taxes, assessments, levies and other charges as the Government deems necessary.

5. That Mortgagee shall pay all taxes, assessments, levies and other charges as the Government deems necessary, including all advances made by Mortgagee and the Government, and the Government, on the scheduled due date of each installment of principal and interest, to be applied to the following items:

- (a) The annual mortgage insurance charge for the account of Mortgagee, with interest at the rate herein provided;
- (b) Annual mortgage insurance charges owing to the Government;
- (c) Taxes, assessments, levies and other charges, insurance premiums and other obligations of Mortgagee, with interest, when due for any such items were made by Mortgagee for the account of Mortgagee;
- (d) Interest on the note secured hereby; and
- (e) Redemption of the principal of said note.

6. In the event this mortgage is insured by the Government as aforesaid, the Government shall promptly notify Mortgagee of any default by Mortgagee in the terms, conditions or covenants of the mortgage; Provided, however, That if Mortgagee has failed to pay to the Government the full amount of any installment of principal and interest on or before the due date thereof, the Government shall pay promptly the unpaid amount of such installment to Mortgagee, less the amount of any mortgage insurance charge payable from proceeds from the voluntary or involuntary sale of any part of the mortgaged property or from proceeds from loans under which the value of the security is depreciated. Amounts thus advanced by the Government, as well as other amounts for the payment of property insurance premiums, taxes, assessments and levies of similar character, which may be advanced by the Government for the account of Mortgagee by reason of his failure to pay the same, shall be deducted from the first available collections received from Mortgagee and shall be repaid to the Government mortgage insurance fund maintained by the Government. All such advances shall bear interest at the rate then then specified, and, until repaid, the advances and interest thereon shall be added to subsequent installments. Until such advances have been repaid by Mortgagee, payment thereof by the Government shall not relieve Mortgagee from the obligation to pay.

7. In any case in which Mortgagee violates any covenant or condition of this mortgage while insured by the Government, the Government may require Mortgagee to assign said mortgage, together with the incidents thereto, upon payment of the balance herein to be provided. Should Mortgagee be in default in any of the terms, conditions or covenants of this mortgage for more than 12 months, Mortgagee shall be entitled to receive the benefit of the mortgage and shall be entitled to the Government of (a) all Mortgagee's rights and interests arising under the mortgage so in default; (b) all claims of Mortgagee against Mortgagee or others, arising out of the mortgage transaction; (c) all policies of fire or other insurance and all surety bonds and other guarantees and any all claims thereunder relating to the mortgage or the mortgaged property; (d) any balance of the mortgage loan not advanced to Mortgagee; and (e) any cash or other property held by Mortgagee, or in which he is entitled, as deposit made for the account of Mortgagee and which has not been repaid in satisfaction of the principal of the mortgage indebtedness; and upon transfer to the Government of such mortgage or copies of records, documents, books, papers and accounts relating to the mortgage transaction, as the Government may require. Upon such assignment and transfer, the Government shall pay to the Mortgagee, in cash, an amount equal to the value of the mortgage and the note secured hereby.

8. To pay, before the same shall become delinquent, all taxes, assessments, levies, liabilities, obligations and encumbrances of every nature whatsoever which affect said property or Mortgagee's rights and interests therein under this mortgage to the satisfaction hereby secured, and promptly to deliver to the Government, without demand, receipts evidencing such payment.

9. Immediately upon the execution of this mortgage to provide, and thereafter continuously maintain, fire insurance policies and such other insurance policies as the Government may then or from time to time require upon the buildings and improvements now or hereafter constructed in or upon said property. Said fire and other insurance policies shall be assigned with the Government and shall be with companies, in amounts and on terms and conditions, approved by the Government.