

together with all rights, interests, easements, hereditaments and appurtenances thereunto belonging, the rents, issues, and profits thereof and revenues and income therefrom, aliments and personal property how or later attached thereto or reasonably necessary to the use thereof, all water, water rights, and water stock pertaining thereto, and all payments at any time owing 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 HAYER AND TO HOLD the property onto the Government, and its assigns forever.

BORROWER for himself, his heirs, executors, administrators, successors and assigns, WARRANTS THE TITLE to the property to the Government against all lawfully existing and demands whatsoever except any liens, encumbrances, easements, reservations, or conveyances specified hereinabove, and COVENANTS AND AGREES as follows:

(1) To pay immediately when due any indebtedness to the Government hereby secured and to indemnify and save harmless the Government against any loss, damage, or expense of payment of the note by reason of any default by Borrower. At all times when the note is held by an insured lender, Borrower shall continue to make payments on the note to the Government, as collection agent for the holder.

(2) To remit to the Government any initial fees, for inspection and appraisal, and any delinquency charges, now or hereafter required by regulations of the Farmers Home Administration.

(3) At all times when the note is held by an insured lender, any amount due and unpaid under the terms of the note, loss, damage, or expense of payment of the note, or any interest thereon, shall be paid by the holder of the note as provided in this note, and insurance premium, if any, on the note, or any interest thereon, shall be paid by the holder of the note, whether it is held by the Government or by an insured lender, may be deducted by the Government on the note, and such deduction shall constitute an advance by the Government for the account of Borrower. Any advance by the Government as described in this paragraph shall bear interest at the note rate from the date on which the amount of the advance was due to the date of payment to the Government.

(4) To all indebtedness to the Government as described in this instrument, with interest, shall be immediately due and payable by Borrower to the Government, without demand at the place designated in the note and shall be secured hereby. No such advance by the Government shall release Borrower from breach of his covenant to pay. Such advances, with interest shall be repaid from the first available collections received from Borrower. Other, any other amounts due Borrower may be applied on the note or any indebtedness to the Government secured hereby, in any order the Government determines.

(5) To cause the liens evidenced by the note solely for purposes authorized by the Government.

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

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

(8) To maintain improvements in good repair and make repairs required by the Government, operate the property in a good and husbandmanlike manner, comply with rules of conservation practices and farm and home management plans as the Government from time to time may prescribe, and hold upland of the property in a state of permanent waste, lessening or impairment of the security covered hereby, or, without the written consent of the Government, to remove or lease any timber, gravel, oil, gas, coal, or other minerals except as may be necessary for ordinary domestic purposes.

(9) All instruments in writing in a form of ownership, known as identified in Farmers Home Administration regulations, shall be held in trust for the Government, and the property shall be used and managed in accordance with such other method of operation or to a lesser extent.

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

(11) To furnish the Government, upon request, copies of expense records necessary to the protection of the lien and priority thereof and to the enforcement of the note, and to furnish the note or any supplemental agreement (whether before or after default), including the amount of costs of evidence, care, and survey of the property, books of recording this and other instruments, attorneys' fees, trustee fees, court and other expenses of advertising, sealing and certifying the property.

(12) To keep the property, not for profit, on behalf of the Government, whereof shall be assigned, sold, transferred, or encumbered, voluntarily or otherwise, to the Government, either in whole or in part, or to another party for payment of the note, or indebtedness secured hereby.

(13) To furnish to the Government, at any time, the information that the Borrower may be able to obtain a loan from a production credit association, bank, or other private credit source, at reasonable rates and terms, for the purpose of purchasing land or equipment, or for any other purpose, and any such advance secured hereby and to pay for any stock necessary to conduct business in accordance with such loan.

(14) To furnish to the Government, at any time, the information concerning any other person under whose name or in whose name a chattel security instrument held or insured by the Government may be secured or assumed by Borrower, and default under the same other security instrument shall constitute default hereunder.

(15) The Government may extend and defer the maturity of, and renew and reamortize the debt evidenced by the note (with the consent of the holder of the note when it is held by an insured lender or any indebtedness to the Government secured hereby, release from liability to the Government, discharge, or release, the holder of the property from and subordinate the lien hereof and waive any other rights hereunder, without affecting the note or indebtedness hereof, or the liability to the Government, or the holder, or any other party for payment of the note, or indebtedness secured hereby).

(16) To furnish to the Government, at any time, the information that the Borrower may be able to obtain a loan from a production credit association, bank, or other private credit source, at reasonable rates and terms, for the purpose of purchasing land or equipment, or for any other purpose, and any such advance secured hereby and to pay for any stock necessary to conduct business in accordance with such loan.

(17) To furnish to the Government, at any time, the information concerning any other person under whose name or in whose name a chattel security instrument held or insured by the Government may be secured or assumed by Borrower, and default under the same other security instrument shall constitute default hereunder.

(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 incompetent, bankrupt, or insolvent or make in assignment for the benefit of creditors, the Government, in its option, may (a) declare the entire amount unpaid, under the note and any indebtedness to the Government hereby secured immediately due and payable, be borne to the account of Borrower, and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, or (b) apply the amount unpaid, under the note and any indebtedness to the Government hereby secured, to the payment of the note and any indebtedness to the Government hereby secured, and pay reasonable expenses for repair or maintenance of and take possession of, operate or rent the property, or (c) enforce any and all other rights and remedies provided herein or by present or future law.

(19) The proceeds of foreclosure sale shall be applied in the following order to the payment of: (a) costs and expenses incident to enforcing the completion of the provisions hereof; (b) any other legal expenses, including attorney's fees, in a competent court to be so paid; (c) the debt evidenced by the note and all indebtedness to the Government secured hereby; (d) interest thereon, if required by law, or a competent court to be so paid; (e) all taxes, fees, and other expenses due on any other indebtedness; (f) any amount due and payable to the Government, who is in any balance to Borrower, after foreclosing or otherwise disposing of the property, or (g) any amount due and payable to creditors, or to the Government, in accordance with the order prescribed above.

(20) At any time, the debt evidenced by the note and any indebtedness to the Government hereby secured, with respect to the property, and to the extent permitted by law, Borrower hereby conveys, waives, and covenants all rights, inclusive of consummation of descent, dower, curtesy, homestead, voluntary appraisal, compensation, and execution, to the Government, if he becomes entitled under the law and constitution of the jurisdiction where the property lies.

(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 terms hereof.

(22) Notice of even defendant shall be sent by certified mail, unless otherwise required by law, addressed, unless and until some other address is designated in a protest given in the case of the Government to Farmers Home Administration, United States Department of Agriculture, at Columbia, South Carolina, and in the case of Borrower to him at his post office address stated above.

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:

Patsy C. Bent
Patricia Bent Jr.

(Witness)

(Witness)

Joc C. Burdette
Joc C. Burdette

(Witness)

(Witness)