

(3)

(a) The Mortgagee may perform any such defaulted covenants to such extent as the Mortgagee shall determine and may advance such monies as the Mortgagee shall deem necessary to spend for any such purpose, and all expenditures together with interest thereon so made or incurred by the Mortgagee shall become immediately due and payable and shall be secured by this mortgage;

(b) The Mortgagee may declare the whole of the indebtedness secured hereby immediately due and payable and may foreclose in any manner provided by law.

6. IT IS FURTHER AGREED THAT:

(a) The word "Mortgagor" shall be construed to include the heirs, successors, administrators, executors, assigns, agents, and principals of the Mortgagor, or either of them. The word "Mortgagee" shall be construed to include the assigns and agents of the Mortgagee;

(b) All rights, privileges, benefits, options, and powers conferred herein on the United States of America may be exercised on behalf of the United States of America by the Secretary of Agriculture or his duly authorized representatives, or by the head of any other agency of the Federal Government that may from time to time be vested with authority over the subject matter of this contract or his duly authorized representatives;

(c) Neither said property nor any interest therein will be assigned, sold, or transferred, voluntarily or otherwise, without the consent of the Government.

IN WITNESS WHEREOF, the said Mortgagor(s) has (have) hereunto set his (their) hand(s) and seal(s) the day and year in this instrument first above written.

WITNESSES AS TO BOTH SIGNATURES:

<i>Louis A. Berge</i>	<i>Louis A. Berge</i> [SEAL] Louis A. Berge (Husband)
<i>Bernice M. Berge</i>	<i>Bernice M. Berge</i> [SEAL] Bernice M. Berge (Wife)