

(c) to pursue any remedies provided herein or by law. Any default under this mortgage shall also constitute a default under any other real estate or crop or chattel mortgage from Borrower herein to the Government herein, and any default under any such other mortgage shall also constitute a default under this mortgage.

In the event Borrower does fail to pay when due any sum evidenced by said promissory note or violates any covenant or condition of this mortgage, the Government, at its option, at any time during the period when such default in payment or violation of any covenant or condition of this mortgage exists or continues, shall take over the facility or system purchased, constructed, repaired or enlarged with the proceeds of the loan evidenced by said promissory note and wholly manage and operate the same at all times until said default in payment or violation of covenant or condition no longer exists. During any period of such management and operation by the Government, all sums collected from members and any other income of Borrower paid to the Government for the account of Borrower shall be used, first to defray the cost of operation and maintenance of the said facility or system; second, to reduce or remove the said default in payment, and to pay, as they mature, all installments, payments, advances and charges falling due under the terms of the said promissory note or under the provisions of this mortgage; and the balance thereafter, if any, shall be delivered to Borrower.

21. That Borrower will pay or reimburse the Government for all expenses necessary to enforce the provisions of this mortgage and the instruments referred to in it, including costs of evidence of title to and survey of said property, court costs, recording costs and attorney's fees.

22. That all moneys advanced or expended by the Government as provided in this mortgage, with interest, shall become a part of the indebtedness hereby secured and shall be due and payable by Borrower to the Government immediately after such expenditure, except as hereinabove provided, and without demand, at the place designated in the promissory note or at such other place as the Government may designate.

23. That the Government or its agent may bid for and purchase said property as a stranger at any foreclosure or other sale.

24. The applications of the proceeds of such sale may be made in the following order: (a) to the payment of the cost of foreclosure, including expenses of advertising, selling and conveying said property, abstracts of title or other title evidence, a reasonable attorney's fee, court costs and other expenses incident and necessary thereto; to the payment of any liens prior to the lien of this mortgage; (b) to the payment of any amounts that have been expended by the Government or that then may be necessary to expend in the payment of insurance premiums, taxes or other expenditures as herein provided, with interest thereon as aforesaid; (c) to the payment in full of the promissory note whether the same shall or shall not have fully matured at the time