The Mortgagor furthe, covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the attent of the balance owing on the Mortgage debt, whether due or not the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mo.tgaged premises

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagor shall hold and secured hereby. It is the true meaning of this of the mortgage, and of the note secured her virtue.  (8) That the covenants herein container ministrators successors and assigns, of the pause of any gender shall be applicable to all g WITNESS the Mortgagor's hand and seal the	s instrument that if the Mortgagor shall eby, that then this mortgage shall be under the shall bind, and the benefits and advanties hereto. Whenever used, the singular enders.	I fully perform all the terms, conterly null and void; otherwise to ntages shall inure to, the respec	oditions, and convenants remain in full force and tive heirs, executors, ad-
SIGNED, ealed and delivered in the present	ce of:	mme Bu Jones.  1. McBee Jones, for Bee  Ly Sarsh my	ormerly Sarah (SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  Personally appeared the undersigned v	witness and made oath that (s)he saw	PROBATE the within named mortgagor(s	s) sign, seal and as the
mortgagor's(s') act and deed, deliver the we execution thereof?  SWORN to before me this 15th day  Notary Public for South Carolina  My commission expires: 5-29-83	of September (SEAL)	with the other witness subscri	bed above, witnessed the
STATE OF SOUTH CAROLINA  COUNTY OF  I, the ed wife (wives) of the above named mortga examined by me, did declare that she does nounce, release and forever relinquish unto t and all her right and claim of dower of, in	NOT NECESSARY  undersigned Notary Public, do hereby sgor(s) respectively, did this day appear freely, voluntarily, and without any of the mortgagee(s) and the mortgagee(s)	before me, and each, upon being outpulsion, dread or fear of any heirs or successors and assigns, a	g privately and separately  person whomsoever, re-
GIVEN under my hand and seal this day of	19	per security of the security o	
Notary Public for South Carolina. My commission expires:  RECORDED SEP 2 1 19	(SEAL)(SEAL)		7069
of Mortgages, page  Vienne Conveyance Greenv  XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	Mortgage of Real Estate  I hereby certify that the within Mortgage has been this 21st day of Sept.  19 82 at 4:20 P. M. recorded in 1581	Sarah M. McBee Jones, former] Sarah M. McBee  TO  American Federal Savings and Loan Association	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE