TO ALL WHOM THESE PRESENTS MAY CONCERN:

800x1590 mm326 MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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AARON A. AWTRY and TONY A. AWTRY,

(hereinafter referred to as Mortgager is well and truly indebted un to THE ESTATE OF DANNY M. BARNES,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seventy-Six Thousand Eight Hundred 

according to that certain Promissory Note executed and recorded of even date herewith.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mertgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforessix debt, and in order to secure the payment thereof, and of any other and further sums for which the Morigagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgages, its successors and as-

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Caroline, County of GREENVILLE, containing 6.4 acres, more or less, and being a part of Riverside Land Co., at the intersection of Sumter and Columbia Avenue, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast corner of Sumter Street and Columbia Avenue and running thence N. 45-30 E. 866 feet, more or less, to a point on Reedy River; thence up Reedy River N. 49-15 W. 278 feet, more or less, to an iron pin at the corner of Henderson and Hunt; thence S. 49-00 W. 836 feet, more or less, to a twentyfive foot road; thence S. 41-00 E. 327 feet to the point of BEGINNING.

This is the same property conveyed to the estate of Danny M. Barnes who died in testate in May of 1981 and as can be more fully seen by reference to the records of the Probate Court for Greenville County, South Carolina, Apartment 1658, File Number 2.

This mortgage is a Second Mortgage and junior in lien to the mortgage of Teresa Cox, dated February 8, 1975, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1013, at Page 18, and having a principal balance of \$26,499.00.

These mortgages are not two separate mortgages, but constitute one single debt for \$76,821.00, wherein two pieces of property are mortgaged.

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Together with all and singular rights, members, herditaments, and oppurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual househeld furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgages forever, from and against the Mortgagor and all persons whomszever fawfully claiming the same or any part thereof.

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