

BK1791 P1852

143

Return to: House & Blanco, P.A.
P.O. Drawer 25008, Winston-Salem, N.C. 27114
Drafted by: Neal E. Tackabery, Esquire

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

SUBORDINATION OF DEED OF TRUST

THIS SUBORDINATION made and entered into this the 4th day of August, 1993, by and among BOBBY G. WOOTEN, D.D.S., party of the first part; JAMES H. EARLY, JR., as Trustee, party of the second part, and FIRST-CITIZENS BANK & TRUST COMPANY, party of the third part.

WITNESSETH:

WHEREAS, the party of the first part is the owner and holder of that certain Note in the amount of \$79,000, which Note is secured by a Deed of Trust from M&G INVESTMENT COMPANY, a North Carolina general partnership, to the party of the second part, JAMES H. EARLY, JR., as Trustee, dated and recorded October 31, 1986, in Book 1572, at Page 948, in the Office of the Register of Deeds of Forsyth County, North Carolina, and which covers the following described premises:

SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF


AND, WHEREAS, FIRST-CITIZENS BANK & TRUST COMPANY is the owner and holder of a certain Note in the amount of \$315,000 which Note is secured by a Deed of Trust from M&G INVESTMENT COMPANY, a North Carolina general partnership, to R. MONT HAMRICK, as Trustee for party of the third part, dated the 4 day of August, 1993, and recorded on the 4th day of August, 1993, at 4:19 p.m. in Book 1791 at Page 1838 in the office of the Register of Deeds of Forsyth County, North Carolina.

AND, WHEREAS, the party of the first part has agreed to subordinate its lien to the lien of the party of the third part.

NOW, THEREFORE, in consideration of One Dollar and Other Valuable Consideration (\$1.00 and O.V.C.) and the mutual covenants herein contained, passing among the parties hereto, the receipt of all of which is hereby acknowledged, the parties of the first and second parts do hereby subordinate the lien of the Deed of Trust recorded in Book 1572, at Page 948, to the lien of that Deed of Trust recorded in Book 1791 at Page 1838 in the Office of the Register of Deeds of Forsyth County, North Carolina. Except for such subordination, the Deed of Trust being herein subordinated shall continue in full force and effect according to its terms.

IN WITNESS WHEREOF, the parties of the first and second part have hereto set their hands and seals, the day and year first above written.


BOBBY G. WOOTEN, D.D.S. (SEAL)


JAMES H. EARLY, JR., Trustee (SEAL)

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STATE OF NORTH CAROLINA

COUNTY OF Forsyth

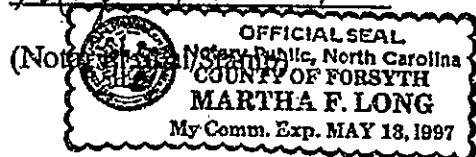
I, a Notary Public of the County and State aforesaid, certify that BOBBY G. WOOTEN, D.D.S. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal or stamps, this the 3 day of August, 1993.

Martha F. Long
Notary Public

My commission expires:

May 13, 1997



STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, a Notary Public of the County and State aforesaid, certify that JAMES H. EARLY, JR. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

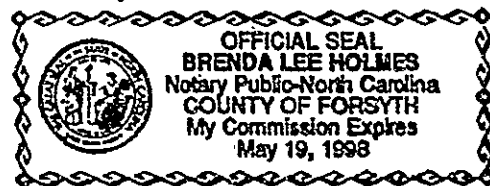
WITNESS my hand and notarial seal or stamps, this the 3rd day of August, 1993.

Brenda Lee Holmes
Notary Public

My commission expires:

May 19, 1998

(Notarial Seal/Stamp)



STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate of Martha F. Long & Brenda Lee Holmes (Notaries Public, Forsyth Co. NC) is hereby acknowledged and recorded.

It (are) certified to be correct. This the 4 day of Aug, 1993.

'93 AUG -4 P4:21

L. E. Speas, Register of Deeds

L.E. SPEAS By Jessie Holder

REGISTER OF DEEDS
FORSYTH CO. N.C.

Deputy-Register

Probate and Filing Fee \$ 10.00

Paul Maynard

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EXHIBIT A

BEGINNING at an iron at the intersection of the north right-of-way line of Randall Avenue (formerly Davis Avenue) and the western right-of-way line of Jonestown Road, which point is North 80° 57' 15" West 8.77 ft. from the southeast corner of Lot 51 as originally shown on the map of the Claude Davis Place as recorded in Plat Book 7, Page 122(2), Forsyth County Registry; running thence with the south line of Lot 51 North 80° 57' 15" West 210.20 ft. to an iron; thence North 7° 29' 32" East 79.68 ft. to an iron; thence South 82° 41' 04" East 20.03 ft. to an iron; thence North 07° 29' 32" East 40.00 ft. to an iron, the northwest corner of Lot 49 as shown on the above-described plat; running thence with the northern line of Lot 49 South 81° 11' 50" East 189.73 ft. to a point in the western right-of-way line of Jonestown Road; running thence with the western right-of-way line of Jonestown Road South 07° 17' 50" West 121.11 ft. to the point and place of BEGINNING. This description was taken from a survey prepared by Daniel W. Donathan, United Ltd., dated October 23, 1986.

SAVE AND EXCEPT an easement over a 28.0 ft. x 62.0 ft. rectangular strip of land in the northeast corner of the above-described tract, granted to La Petite Academy, Inc. at Deed Book 1523, Page 2028 in the Forsyth County Registry, which easement is a continuing, perpetual easement for ingress and egress.