

SATISFACTION: The debt secured by this Deed of Trust, as evidenced by the note or other document(s) secured hereby, has been satisfied in full. This the \_\_\_\_\_ day of \_\_\_\_\_

CENTRAL CAROLINA BANK & TRUST COMPANY

by: \_\_\_\_\_

FORSYTH CO, NC 5 FEE: \$ 30.00  
PRESENTED & RECORDED: 01/06/2000 09:04AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIAM  
BK 0126 PG 0370  
Deed cancelled

Document to: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY: \_\_\_\_\_

AFTER RECORDING MAIL TO: \_\_\_\_\_

BORROWER'S NAME: V. Salem Development LLC, Vahid Salem, Beta Sereshki Salem

BRIEF DESCRIPTION FOR INDEX: \_\_\_\_\_

(RECORDING TIME, BOOK AND PAGE)

Lot #50 Turtle Creek, Winston-Salem, NC 27127, Forsyth County

STATE OF NORTH CAROLINA  
COUNTY OF Forsyth

**CENTRAL CAROLINA BANK AND TRUST COMPANY  
DEED OF TRUST  
(MULTI-PURPOSE)**

THIS DEED OF TRUST, made and entered into this 5th day of January, 2000, by and between \_\_\_\_\_

V. Salem Development LLC

("Grantors," whether one or more in number, corporation(s), limited liability company(ies), partnership(s), limited liability partnership(s), limited partnership(s), or individual(s)), **SOUTHLAND ASSOCIATES, INC., TRUSTEE** ("Trustee"), and **CENTRAL CAROLINA BANK AND TRUST COMPANY** ("CCB"), a North Carolina banking association with its principal office in Durham, North Carolina.

**WITNESSETH:** that whereas, the Grantors have requested CCB to extend them or any of them or either of them a loan and/or other financial accommodation(s), and CCB has agreed to extend to the Grantors a loan and/or other financial accommodation(s) not to exceed One Hundred Fifteen Thousand and No Cents \*\*\*\*\* DOLLARS (\$ 115,000.00) ("Maximum Limit") in accordance with the terms of any and all of the documents and/or other writings executed, signed, given and/or delivered by any of the Grantors in connection with the loan or other financial accommodation(s) secured hereby, which may include, but are not limited to, all notes, security instruments, guaranty agreements, loan agreements, the Construction Loan Agreement (if applicable), commitments and any other such evidences of indebtedness of Grantors and payable to CCB (together with any modifications, extensions or renewals thereof, referred to herein as "Loan Documents"), which said Loan Documents are incorporated herein by reference to the same extent as if made a part of this Deed of Trust; and

☒ IF THIS BOX IS CHECKED, THIS DEED OF TRUST SECURES OBLIGATIONS INCURRED IN PART FOR THE CONSTRUCTION OF IMPROVEMENTS UPON LAND and these additional terms shall apply:

The Grantors or any of them or either of them have executed and delivered that certain Construction Loan Agreement between Grantors and CCB, dated the 5th day of January, 2000, (together with any modifications, extensions or renewals thereof, referred to herein as the "Construction Loan Agreement"); and

The funds advanced under the loan and/or other financial accommodation(s) are to be used in part for the construction of improvements upon a portion of the real property described herein in accordance with the terms of the Construction Loan Agreement and the other Loan Documents; and

**WHEREAS,** the Grantors or any of them or either of them may hereafter execute and deliver to CCB various notes (or negotiate and discount various notes payable to them) or any other such evidences of indebtedness whatsoever, at various times and in amounts within the Maximum Limit; and

**WHEREAS,** this Deed of Trust secures present and future advances and is governed by the provisions of North Carolina General Statutes Article 7, Chapter 45 (N.C.G.S. §45-67 et. seq.); and

**WHEREAS,** it is the intent of the parties hereto that this instrument shall secure present obligations and future obligations of any one or more of the Grantors, and that CCB is authorized to make future advances to the Grantors pursuant to the terms of this Deed of Trust, within the fifteen (15) year period beginning on the date of this Deed of Trust, without the signature of any other; and

**WHEREAS,** it has

**WHEREAS,** the evidences of indebtedness secured hereby by CCB for the purpose

**WHEREAS,** it has said Grantors to CCB with the Loan Documents, a sum of interest and amount shall at no time exceed secured hereby be over shall be greater than the amount shall be secured by this

The original of this instrument with the notes or bonds secured thereby having this day been exhibited to the undersigned marked paid and satisfied as required by law, the same is hereby cancelled of record by virtue of authority contained in Section 45-37 of the General Statutes of NC.

this DEC 17, 2001

By: Dickie C. Wood, Register of Deeds  
Asst. Deputy

Sat BK 126 Pg 370

**THE OBLIGATION**  
Deed of Trust is execute

The total amo.

The maximum principal amount, including present and future obligations, which shall be secured hereby at any one time is the **MAXIMUM LIMIT** (set forth hereinabove).

The period within which such future obligations may be incurred shall not be more than fifteen (15) years from the date of this Deed of Trust.

The balance of the Obligations secured by this Deed of Trust shall always be due and payable in full according to the terms thereof.

**NOW, THEREFORE, IN CONSIDERATION OF** the premises and of the sum of One Dollar and other good and valuable consideration to the Grantors in hand paid by the said Trustee, the receipt of which is hereby fully acknowledged, and in order to carry out the intention expressed in the premises, the said