PREPARED BY: W. P. Lawrence

Mail to W. P. Lawrence, Box 512, City

NORTH CAROLINA)
)
FORSYTH COUNTY)

3 DEED

THIS DEED, made this 1st day of January, 1971, by THRIFT COURTS, INC., a corporation of Perry, Houston County, Georgia, party of the first part, to O & A, INC., a corporation of Winston-Salem, Forsyth County, North Carolina, party of the second part,

W I T N E S S E T H :

THAT said party of the first part in consideration of Ten Dollars and other valuable considerations ($10.00 & o.v.c.) to it paid by party of the second part, receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey to said party of the second part and its successors, heirs and assigns, a certain tract or parcel of land and all improvements thereon in Middlefork Township, Forsyth County, North Carolina, bounded as follows:

Lying and being in Middlefork No. 1 Township and BEGINNING at an iron stake in the eastern right-of-way line of U. S. Highway 52, the same being south 28 deg. 30 mins. east 194.83 feet from the southeast intersection of North Carolina Highway 8 and U. S. Highway 52, and running thence North 88 deg. 12 mins. East 411.43 feet to an iron stake; thence North 07 deg. 41 mins, East 249.25 feet to an iron stake; thence South 76 deg. 06 mins, 40 sec. East 666.64 feet to an iron stake; thence South 04 deg. 04 mins. 10 sec. West 643.57 feet to an iron stake; thence South 89 deg. 42 mins. West 523.00 feet to an iron stake; thence North 28 deg. 30 mins. West 360.00 feet to an iron stake; thence South 61 deg. 30 mins. West 199.75 feet to an iron stake in the eastern right-of-way line of U. S. Highway 52; thence with the eastern right-of-way line of U. S. Highway 52, North 28 deg. 30 mins. West 368.25 feet to an iron stake, the point and place of BEGINNING, same containing 12.88 acres, more or less, and being that same property described in Deed Book 902, at page 284, in the Office of the Register of Deeds of Forsyth County, North Carolina.

This tract was conveyed to the grantor by L. E. Browder, Trustee, by a Trustee's Deed recorded in Deed Book 902, p. 284, Register of Deeds Office of Forsyth County, North Carolina.

TO HAVE AND TO HOLD the aforesaid tract, parcel or lot of land, all privileges and appurtenances thereto belonging to the said party of the second part and its successors and assigns, to its only use and behoof forever;

AND THE SAID party of the first part covenants to and with the said party of the second part and its successors and

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assigns, that it is seized of said premises in fee, and has the right to convey the same in fee simple; that the same are free from all encumbrance, and that it will warrant and defend the said title to the same against the claims of all persons whatsoever, except 1971 ad valorem taxes.

IN TESTIMONY WHEREOF, the said party of the first part has caused these presents to be signed by its ____ President, attested by its Secretary, and has caused its Common Seal to be affixed hereto.

THRIFT COURTS, INC.

By: John Seagler (SEAL)
Its President

ATTEST:

Stewart S. Richardson
Its Secretary

STATE OF GEORGIA, CITY OF PERRY

This 1ST day of JANUARY, 1971, personally came before me, D O Stevens, a notary public, Stewart S. Richardson, who, being by
(Name of Secretary of Assistant Secretary)
me duly sworn, says that he knows the Common Seal of THRIFT COURTS, INC., and is acquainted with John Seagler, who is the ____ President of said Corporation, and that he, the said Stewart S. Richardson, is the ____ Secretary of the said Corporation, and saw the said ____ President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by the said ____ President, and that he, the said Stewart S. Richardson signed his name in attestation of the execution of said instrument in the presence of said ____ President of said Corporation.

WITNESS my hand and notarial seal, this the 1st day of JANUARY, 1971.

D O Stevens
Notary Public

My commission expires:
1 Oct 1972

STATE OF NORTH CAROLINA—Forsyth County

The foregoing (or annexed) certificate of V. P. Hurlbert (Assistant) N.P.
(here give name and official title of the officer signing the certificate passed upon)
Houston Co. Ga.

is (are) certified to be correct. This the 31 day of March 19 71.

Eunice Ayers, Register of Deeds
By Ruth Barrow Deputy-Assistant

Probate fee 50¢ paid.

PRESENTED FOR REGISTRATION AND REC RDED
MAR 31 9 36 AM '71
EUNICE AYERS
REGISTER OF DEEDS
FORSYTH CTY. N.C.
See Ga S.C.

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