

RECORDER'S MEMO
RECORD OF POOR QUALITY DUE TO
CONDITION OF ORIGINAL DOCUMENT.

6039
DRAWN OUTSIDE FORSYTH COUNTY

3
DEED OF TRUST

RETURN TO:
EMPIRE ACCEPTANCE CO., INC.
P.O. BOX 7231 11282
GREENSBORO, N. C. 27407

NORTH CAROLINA, Forsyth COUNTY

THIS INDENTURE, Entered into this 16 day of November, 1973 by and between

Rufus Little and Mattie Lee Little
of Forsyth County, first party James B. Livenbark Trustee, second party,
and A + A Discount Center, Inc., third party.

WITNESSETH, That whereas the first party is indebted to third party in the sum of Low thousand
Seven hundred thirty eight and 00/100 DOLLARS,
for which said first party has executed and caused to be delivered to said third party one note of even date herewith for said amount,
payable in 84 monthly installments of equal amounts, except the last, which is the same or of a lesser amount,
beginning January 16, 1974, with interest after maturity at the highest lawful rate, and it has been agreed
that the payment of said debt shall be secured by the conveyance of the land hereinafter described:

NOW, THEREFORE, in consideration of the sum of \$1.00 to the first party, paid by the second party, said first party has bargained, sold, given, granted and conveyed, and by these presents does bargain, sell, give, grant and convey to the said second party and his heirs and assigns, that tract of land in _____ Township, _____ County, described as follows:

Beginning at an iron stake in the westerly line of Claremont Avenue (formerly Sidney St) as established by the City of Winston-Salem, North Carolina, said iron stake being the southeast corner of Lot No. 28; running thence southwardly with the south line of Claremont Avenue 57.15 feet to an iron stake, the northeast corner of Lot No. 30; thence westwardly with the north line of Lots Nos. 30 and 27, 17.018 feet to an iron stake in the east line of Division Street; thence northwardly with the east line of Division Street 56 feet to an iron stake, the southwest corner of Lot No. 4; thence eastwardly with the south line of Lots Nos. 4 and 28, 169.3 feet to an iron stake, the point of beginning. Being known and designated as all of Lot No. 3 and all of that portion of Lot No. 29 not used by the city of Winston Salem, in widening of Claremont Ave., as shown on the map of Rockyview Development, recorded in Plat Book 2, page 6, in the office of the register of Deeds of Forsyth County, North Carolina. Also known as Lots 3 and 29, Block 994 on the Forsyth County Tac map.

11119P1389

4204 RV-2

RECORDER'S MEMO
RECORD OF POOR QUALITY DUE TO
CONDITION OF ORIGINAL DOCUMENT.

6039

WORTH OUTSIDE FORSYTH COUNTY

3
DEED OF TRUST

RETURN TO:
EMPIRE ACCEPTANCE CO., INC.
P. O. BOX 7237/1282
GREENSBORO, N. C. 27407

NORTH CAROLINA, Forsyth COUNTY

THIS INDENTURE, Entered into this 16 day of November, 19 73 by and between

Rufus Little and Mattie Lee Little
of Forsyth County, first party James B. Lisenbark Trustee, second party,
and A + A Discount Center, Inc. third party.

WITNESSETH, That whereas the first party is indebted to third party in the sum of four thousand
seven hundred, fifty eight and 00/100 DOLLARS,
for which said first party has executed and caused to be delivered to said third party one note of even date herewith for said amount,
payable in 84 monthly installments of equal amounts, except the last, which is the same or of a lesser amount,
beginning January 16, 19 74, with interest after maturity at the highest lawful rate, and it has been agreed
that the payment of said debt shall be secured by the conveyance of the land hereinafter described:

NOW, THEREFORE, in consideration of the sum of \$1.00 to the first party, paid by the second party, said first party has bar-
gained, sold, given, granted and conveyed, and by these presents does bargain, sell, give, grant and convey to the said second party
and his heirs and assigns, that tract of land in _____ Township, _____ County,
described as follows:

Beginning at an iron stake in the westerly line of Claremont Avenue
(formerly Sidney St) as established by the City of Winston-Salem,
North Carolina, said iron stake being the southeast corner of Lot No. 28;
running thence southwardly with the said westerly line of Claremont Avenue
57.15 feet to an iron stake, the northeast corner of Lot No. 30; thence
westwardly with the north line of Lots Nos. 30 and 27, 17,018 feet to an
iron stake in the east line of Division Street; thence northwardly with the
east line of Division Street 56 feet to an iron stake, the southwest corner
of Lot No. 4; thence eastwardly with the south line of Lots Nos. 4 and 28,
169.3 feet to an iron stake, the point of beginning. Being known and des-
ignated as all of Lot No. 3 and all of that portion of Lot No. 29 not used
by the city of Winston Salem, in widening of Claremont Ave., as shown
on the map of Rockyview Development, recorded in Plat Book 2, page 6, in
the office of the register of Deeds of Forsyth County, North Carolina.
Also known as Lots 3 and 29, Block 994 on the Forsyth County Tac map.

1119P1389

TO HAVE AND TO HOLD said land and premises, with all the rights, privileges and appurtenances thereunto belonging, to the second party and his heirs and assigns, upon the trust and for the uses and purposes following:

If the said first party shall fail to make any payment hereinbefore specified at the due date thereof, then all remaining installments shall become due at the option of the third party, and on application of said third party, or its assignee, or any other person who may be entitled to the moneys due, it shall be lawful for, and the duty of, the said party of the second part, to advertise said land in some newspaper published in the county in which said land is located at least once a week for four successive weeks; or if there be no newspaper published in said county, then in three or more public places in the county aforesaid, for thirty days, therein appointing a day and place of sale, and at such time and place to expose said lands at public sale to the highest bidder for cash, and upon such sale to convey title to the purchaser.

And the said second party after first retaining 5% of the proceeds of said sale, but not less than \$25.00 in any event, as compensation for making the sale, shall then pay the costs and necessary expenses of the sale and apply so much of the residue of said proceeds as may be necessary to discharge said note and all interest and other charges then due thereon in accordance with the terms of the note, and shall pay the surplus, if any, to said first party.

The parties of the first part agree to make timely payments of all taxes and assessments and to keep the buildings on the said premises properly insured in favor of the party of the third part as its interest may appear and it is further agreed that if the party of the first part fails in this respect and the party of the third part advances any moneys in payment of such taxes, assessments or insurance premiums, the amount so expended shall be deemed principal money and be payable when the next installment is due under the note secured hereby.

The parties hereto do covenant and agree that if the trustee dies, becomes incapable of acting, renounces his trust, or for other reason becomes unacceptable to the third party, then the third party may appoint, in writing, a trustee to take the place of the second party, and upon the probate and registration of the same the trustee thus appointed shall succeed to all rights and powers of the second party.

Any statement of facts or recital by said trustee in this deed in relation to the non payment of the money secured to be paid, the amount due, the advertisement, sale, receipt of the money, and the execution of the deed to the purchaser, shall be received as prima facie evidence of such fact. If said first party shall pay off said note and interest and discharge fully the trusts, as herein declared, before such sale, then this instrument shall become null and void, otherwise to remain in full force and effect.

And the said party of the first part, doth covenant to and agree with said party of the second part, his heirs and assigns: That they are the owner and seized of said premises in fee simple; That they have the right to convey the same, That the same are free from any encumbrances whatsoever; That they will forever warrant and defend the title to the same from the lawful claims of all persons whomsoever; and that they will execute such further deed or deeds as may be necessary or proper to carry out the true intent and purpose of this trust.

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF, the said first party does hereunto subscribe its respective names and affix its seals.

Rufus Little (SEAL)

WITNESS: *Frank D. Sides*

Mattie Lee Little (SEAL)

State of North Carolina

County of *Guilford*

I, *the undersigned*, a Notary Public of *Guilford* County, North Carolina, certify that *Frank D. Sides* personally appeared before me this day, (Name of subscribing witness)

and being duly sworn, stated that in his presence *Rufus Little and Mattie Lee Little* (Names of makers)

signed the foregoing instrument.

WITNESS my hand and official seal, this the *17* day of *December*, 19 *75*.
My commission expires: *8-21-76*

Betty J. Wood
Notary Public

1119P1390

424 RV-2

STATE OF NORTH CAROLINA, COUNTY,
 I, a Notary Public do hereby certify that personally appeared
 before me this day and acknowledged the due execution of the foregoing instrument, for the purposes therein expressed.
 Witness my hand and notarial seal, this day of A. D., 19

STATE OF NORTH CAROLINA, COUNTY.
 The foregoing certificate of a Notary Public of
 County, is adjudged to be correct. Therefore, let the instrument, with the certificates be registered.
 Witness my hand, this day of A. D., 19

ASSIGNMENT

STATE OF North Carolina COUNTY OF Guilford
 FOR VALUE RECEIVED, A + A Discount Center, Inc. of Greensboro, N.C.
 does hereby transfer, assign, and set over to the Empire Acceptance Co., Inc. P.O. Box 11788 Greensboro, N.C.
 its successors and assigns, the within Deed of Trust and the Note which same secures, without recourse.
 DATED this 17 day of December, 1973.
 (Corporate Seal) [Signature] Secretary (If Corporation)
[Signature] President, Owner, Partner

(Corporate Acknowledgement)
 STATE OF North Carolina COUNTY OF Guilford
 I, [Signature] Notary Public, certify that [Signature] came
 before me this day and acknowledged that he/she is secretary of A + A Discount Center, Inc.
 a corporation, and that, by authority duly given and as the act of the corporation, the foregoing assignment was signed in its
 name by its president sealed with its corporate seal and attested by himself/herself as its secretary.
 SWORN to before me this 17 day of December, 1973.
Betty J. Garland
 NOTARY PUBLIC
 My Commission Expires: 8-31-76

STATE OF NORTH CAROLINA—Forsyth County
 The foregoing (or annexed) certificate of Betty J. Garland, Notary Public
 (here give name and official title of the officer signing the certificate—passed upon)
Guilford Co., N.C.

is (are) certified to be correct. This the 4th day of January 1974.
 EUNICE AYERS, Register of Deeds
 By Fred M. Dawley Deputy Assistant

Probate fee 50¢ paid.

PRESENTED FOR
 REGISTRATION
 AND RECORDED
 JAN 4 9 07 AM '74
 EUNICE AYERS
 REGISTER OF DEEDS
 FORSYTH CTY. N.C.
 * 4/20/74 RB

I hereby certify that the within Deed of Trust
 was filed for record in my office at o'clock
 on the day of 19..... and was
 immediately entered upon the proper indexes
 and duly recorded in Book of
 Real Estate Mortgages, page
 Register of Deeds for County,
 North Carolina.
 Return To:

DEED OF TRUST
 TO
 STATE OF NORTH CAROLINA
 COUNTY OF
 11119P1391

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