DRAWN BY: Norman L. Nifong

63

NORTH CAROLINA)
)
FORSYTH COUNTY)

SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that STEPHEN L. GOOGE and wife, SUSAN L. GOOGE, are the present holders and owners of a certain Note secured by a Deed of Trust executed by T & A AUTOMOTIVE ENTERPRISE, INC., a North Carolina corporation to Norman L. Nifong, Trustee for STEPHEN L. GOOGE and wife, SUSAN L. GOOGE recorded in Book 1731 at Page 3305 in the Office of the Register of Deeds of Forsyth County, North Carolina establishing a lien upon a certain tract or parcel of land located in Forsyth County, North Carolina and described as follows:

FOR DESCRIPTION see EXHIBIT "A" attached hereto and incorporated herein by reference as if fully set forth in its entirety herein.

NOW, THEREFORE, STEPHEN L. GOOGE and wife, SUSAN L. GOOGE, in consideration of the sum of One Dollar ($1.00 & OVC) and Other Valuable Considerations to them in hand paid, do hereby contract and agree with T & A AUTOMOTIVE ENTERPRISE, INC. that it may execute to William P. Baldridge, Trustee a Deed of Trust upon the above-described property, to secure a Note given by T & A Enterprise Automotive, Inc. to Nationsbank of North Carolina, N. A. in the sum of One Hundred Sixty-Five Thousand and No/100 ($165,000.00) Dollars and that the said Deed of Trust shall be a lien upon the above-described property superior to the lien of the existing Deed of Trust of STEPHEN L. GOOGE and wife, SUSAN L. GOOGE; and, to carry out the said purpose, STEPHEN L. GOOGE and wife, SUSAN L. GOOGE do hereby release, remise, and forever quitclaim unto T & A AUTOMOTIVE ENTERPRISE, INC., their title to and lien upon the above-described property to the extent, but to the extent only, that the existing Deed of Trust shall be subordinate in lien to a Deed of Trust to William P. Baldridge, Trustee in the amount of One Hundred Sixty-Five Thousand and No/100 ($165,000.00) Dollars.

BUT IT IS EXPRESSLY UNDERSTOOD AND AGREED that except for such subordination, the existing Deed of Trust and any and all singular terms and conditions thereof shall be and remain in full force and effect.

IN WITNESS WHEREOF, STEPHEN L. GOOGE and wife, SUSAN L. GOOGE, have hereunto set their hands and adopted seals; and Norman L. Nifong, Trustee has hereunto set his hand and seal, this the 29th day of January, 1993.

_____ (SEAL)
STEPHEN L. GOOGE

_____ (SEAL)
SUSAN L. GOOGE

_____ (SEAL)
NORMAN L. NIFONG, Trustee

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STATE OF NORTH CAROLINA-Forsyth County

I, Jane A. Cox, a Notary Public in and for said county and state, do hereby certify that STEPHEN L. GOOGE and wife, SUSAN L. GOOGE, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal, this the 10th day of ~~January~~ February, 1993.

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
JANE A. COX
My Comm. Exp. _____

Jane A. Cox
NOTARY PUBLIC

My commission expires:
June 22, 1995

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STATE OF NORTH CAROLINA-Forsyth County

I, Jane A. Cox, a Notary Public in and for said county and state, do hereby certify that NORMAN L. NIFONG, Trustee, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal, this the 10th day of ~~January~~ February, 1993.

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
JANE A. COX
My Comm. Exp. _____

Jane A. Cox
NOTARY PUBLIC

My commission expires:
June 22, 1995

STATE OF NORTH CAROLINA–Forsyth County

The foregoing (or annexed) certificate ___ of Jane A. Cox N.P. Forsyth Cty NC
(here give name and official title of the officer signing the certificate ___ passed upon)

is (are) certified to be correct. This the 10 day of Feb 19 93

'93 FEB 10 P2:33 L. E. Speas, Register of Deeds

By _____ Deputy-Assistant

Probate and Filing Fee $ 10.00 paid

EXHIBIT "A"

Beginning at an iron stake located in the east right-of-way line of Dobson Street (also known as Kerner Road), said iron stake being located at the southwest corner of A. A. Loggins property; running thence with the south line of said Loggins property, South 88° 58' 30" East 238.61 feet to an iron stake; running thence North 29° 27' 10" West 99.90 feet to an iron stake; running thence South 89° 33' East 110.57 feet to an iron stake; thence with the west line of Mount Gur Cemetery property, South 0° 31' 40" West 224.4 feet to an iron stake; running thence North 88° 58' 30" West 240.15 feet to an iron stake in the east right-of-way line of Dobson Street; running thence with the east right-of-way line of said Road, North 22° 47' West 150.0 feet to the point and place of beginning and being the identical property described as Tract 2 in deed recorded in Book 1011, Page 471, Forsyth County Registry.