

NORTH CAROLINA, Forsyth COUNTY

THIS INDENTURE, Entered into this 20 day of March, 1965 by and between

Lee Council Grier and wife Rudine R. Grier  
Forsyth  
of Forsyth County, first party James G. White Trustee, second party,  
and A & C Metal Products Company, Inc., third party.

WITNESSETH, That whereas the first party is indebted to third party in the sum of One Thousand Two

Hundred One and 20/100----- 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 Sixty monthly installments of equal amounts, except the last, which is the same or of a lesser amount,

beginning July 25th, 1965, 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  
Forsyth  
and his heirs and assigns, that tract of land in Forsyth Township, Forsyth County,  
described as follows:

Lot No. 44 as shown on the Map of Skyland Park, Section No. 3,  
recorded in Plat Book 21, Page 153, in the office of the Register of  
Deeds of Forsyth County, North Carolina.

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 hereinafter 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.

"Drafted by Esther J. Cline, Secretary

WITNESS

State of North Carolina  
County of Forsyth

I, Leonard F. Hill, Jr., a Notary Public, of Forsyth  
County, North Carolina, certify that LEONARD F. HILL, JR. personally appeared before me this day,  
(Name of subscribing witness)

and being duly sworn, stated that in his presence Lee Council Grier and Rudine Ray Grier  
(Names of makers)

signed the foregoing instrument.

WITNESS my hand and official seal, this the 7<sup>th</sup> day of April, 1965

My commission expires: December 18, 1965 James G. White  
Notary Public

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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 My commission expires: Notary Public

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 Clerk Superior Court

ASSIGNMENT STATE OF North Carolina COUNTY OF Forsyth FOR VALUE RECEIVED, Charles H. Atkins of A+C Metal Products Company, Inc. do hereby transfer, assign, and set over to the Allied Building Credit as successors and assigns, the within Deed of Trust and the Note which same secures, without recourse. DATED this 4 day of April, 1965 by Charles H. Atkins President, Owner, Partner

(Corporate Acknowledgement) STATE OF North Carolina COUNTY OF Forsyth

STATE OF NORTH CAROLINA, COUNTY (Name of State and County where acknowledgment or proof is taken) I, a Notary Public of County, North Carolina, do hereby certify that Charles H. Atkins personally came before me this day and acknowledged that he is President of A+C Metal Products Co. Inc. and acknowledged, on behalf of A+C Metal Products Co. Inc. the grantor, the due execution of the foregoing instrument.



I do further certify that I am not a party to the attached instrument. WITNESS my hand and official seal, this day of July, 1965 Seal must appear here. Seal must be impressed sufficient for the notary's name to be readable. Notary Public

My commission expires December 15, 1969 (Abbreviations MUST not be used) STATE OF NORTH CAROLINA, FORSYTH COUNTY: The foregoing certificate of Jesse W. Sims a notary public of Forsyth County, North Carolina, is adjudged to be correct. Let the instrument and the certificate be registered. This day of August, 1965 Filed for registration at 3:35 o'clock P. M., Aug 2, 1965, and registered in the Office of the Register of Deeds of Forsyth County, North Carolina in Book, Page Eunice Ayers, Register of Deeds By Ruth Barron Deputy Register of Deeds Fee \$ 3.00 paid. Form 26-B-1M-11-62-Sun Ptg. Co. G. S. 47-41, 55-36 (b) (c)

DEED OF TRUST I hereby certify that the within Deed of Trust was filed for record in my office at o'clock on the day of 1965 and was immediately entered upon the proper indexes and duly recorded in Book of Real Estate Mortgages, page of Register of Deeds for County, North Carolina. Return To:

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