

FORSYTH CO., NC FEE: \$ 10.00
PRESENTED & RECORDED: 09/15/2000 10:48AM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA

52

STATE OF NC REAL ESTATE EXT: \$
BK2134 P 870 - P 871

48.00

Grantee's Address: Union Planters PMAC
215 Forrest Street
Hattiesburg, MS 39401

Drawn by and Mail to: Shapiro & Ingle, LLP
301 S. McDowell Street, Suite 408
Cameron Brown Building
Charlotte, NC 28204-2622

Tax Code#:

STATE OF NORTH CAROLINA TRUSTEE'S DEED

COUNTY OF FORSYTH Documentary Stamps \$48.00

THIS DEED, made this September 12, 2000, by and between ELIZABETH B. ELLS OR PATRICK A. PITTS, Substitute Trustee per document recorded in BOOK 2123 PAGE 1562 Forsyth County Registry, for Comserv Inc., Trustee, in the deed of trust hereinafter mentioned, of Forsyth County, North Carolina, hereinafter referred to as "first party"; and Union Planters PMAC, hereinafter, whether one or more, referred to as "second party" (the singular masculine pronoun wherever hereinafter used to be construed as masculine, feminine or neuter and as singular or plural as the context may indicate or require),

WITNESSETH, THAT WHEREAS, Under date of December 10, 1999, Lytona M. Rice executed and delivered unto Comserv Inc., as trustee, a certain deed of trust which is duly recorded in the office of the Register of Deed for Forsyth County, N.C., in Book 2097, Page 3102, to which reference is hereby made; and whereas, default having occurred in payment of the indebtedness secured by said deed of trust and in the performance of the stipulation and conditions therein contained, due demand was made upon the first party by the owner and holder of the indebtedness secured by said deed of trust or part of same that he foreclose the said deed of trust and sell the property under the terms thereof and a special proceeding having been instituted on July 6, 2000 with the Clerk of Superior Court of Forsyth County, said special proceeding being number 00SP584; and whereas, under and by virtue of the power and authority in him vested by the said deed of trust and in accordance with the terms and stipulation of same and after due advertisement as in said deed of trust provided and as by law required, the first party at 10:00 A.M., on August 31, 2000, did expose the land described in said deed of trust, and hereinafter described and conveyed, to sale at public auction at the Forsyth County Courthouse door, when and where Union Planters PMAC became the last and highest bidder for the said land at the price of \$23,809.98 and whereas the first party duly reported said sale to the Clerk of Superior Court of said county, as by law required, and thereafter said sale remained open ten days and no advance bid was place thereon within the time allowed by law; and whereas the said Clerk duly entered an order, directing and requiring the first party to convey the said land by good and sufficient deed upon payment of the purchase price; and whereas said purchase price has been fully paid and

NOW, THEREFORE, In consideration of the premises and of the payment of the said purchase price by Union Planters PMAC the receipt of which acknowledged, and pursuant to the authority vested in him by the terms of said deed of trust, said first party, substitute trustee as aforesaid, does hereby bargain, sell, grant and convey unto Union Planters PMAC all that certain lot or parcel of land, lying and being in Forsyth County State of North Carolina, and more particularly described as follows:

Beginning at the Northeast corner of Hood and Chutchins Streets (now Cleveland Avenue and 24th Street respectively). Thence running north 160 feet along Cleveland Avenue to an alley; thence east along said alley 65 feet, 10 feet west of the Northwest corner of lot 31; thence South 160 feet to a point in the northern line of 24th Street, said point being 10 feet West of the Southwest corner of lot no. 31; thence West 65 feet along Chutchins Street (now 24th Street) to the beginning; being known and designated as a portion of lot no. 29 on map of Fairview recorded in the Register of Deeds Office for Forsyth County in book of Deeds 90, Page 588 and also in plat book 8, page 91, also being known and designated as lot 104, block 332, Forsyth County Tax Map. Reference: Deed Book 250, Page 192, and Deed Book 140, Page 53.

TO HAVE AND TO HOLD the said land, together with all the privileges and appurtenances thereunto belonging, unto said second party, its successors and assigns, forever, in as full and ample manner as the first party, substitute trustee, is authorized and empowered to convey the same.

IN WITNESS WHEREOF, The said first party, substitute trustee as aforesaid, has hereunto set his hand and affixed his seal the day and year first above written.

Elizabeth B. Ells (SEAL)
ELIZABETH B. ELLS
Substitute Trustee

STATE OF NORTH CAROLINA

COUNTY OF GASTON

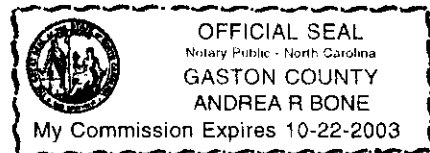
I, Andrea R Bone, Notary Public in and for the State and County aforesaid, do hereby certify that ELIZABETH B. ELLS, Substitute Trustee, personally appeared before me this day and acknowledge the due execution by him/her of the foregoing and attached instrument as substitute trustee.

WITNESS my hand and official seal this September 12, 2000.

Andrea R Bone
Notary Public

My Commission expires: 10/22/03

00-21302



STATE OF NC - FORSYTH CO
The foregoing certificate(s) of: Andrea R Bone NP(s)
is/are certified to be correct at the date of recordation shown on the first page thereof.
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst