

SATISFACTION: The debt secured by this Deed of Trust, as evidenced by the note or other document(s) secured hereby, has been satisfied in full. This the _____ day of _____

CENTRAL CAROLINA BANK & TRUST COMPANY

by: _____ **Return cancelled document to:**

THIS INSTRUMENT WAS PREPARED BY: _____

AFTER RECORDING MAIL TO: _____

BORROWER'S NAME: V. Salem Development LLC, Vahid Salem, Beta Sereshki Salem
BRIEF DESCRIPTION FOR INDEX: _____

Lot #70 Chadwyck, Winston-Salem, NC 27106, Forsyth County

STATE OF NORTH CAROLINA
 COUNTY OF Forsyth

CENTRAL CAROLINA BANK AND TRUST COMPANY

DEED OF TRUST

(MULTI-PURPOSE)

THIS DEED OF TRUST, made and entered into this 5th day of January, 2000, by and between V. Salem Development LLC

("Grantors," whether one or more in number, corporation(s), limited liability company(ies), partnership(s), limited liability partnership(s), limited partnership(s), or individual(s)), **SOUTHLAND ASSOCIATES, INC., TRUSTEE** ("Trustee"), and **CENTRAL CAROLINA BANK AND TRUST COMPANY** ("CCB"), a North Carolina banking association with its principal office in Durham, North Carolina.

WITNESSETH: that whereas, the Grantors have requested CCB to extend them or any of them or either of them a loan and/or other financial accommodation(s), and CCB has agreed to extend to the Grantors a loan and/or other financial accommodation(s) not to exceed One Hundred Eighty Thousand and No Cents***** DOLLARS (\$ 180,000.00) ("Maximum Limit") in accordance with the terms of any and all of the documents and/or other writings executed, signed, given and/or delivered by any of the Grantors in connection with the loan or other financial accommodation(s) secured hereby, which may include, but are not limited to, all notes, security instruments, guaranty agreements, loan agreements, the Construction Loan Agreement (if applicable), commitments and any other such evidences of indebtedness of Grantors and payable to CCB (together with any modifications, extensions or renewals thereof, referred to herein as "Loan Documents"), which said Loan Documents are incorporated herein by reference to the same extent as if made a part of this Deed of Trust; and

☒ **IF THIS BOX IS CHECKED, THIS DEED OF TRUST SECURES OBLIGATIONS INCURRED IN PART FOR THE CONSTRUCTION OF IMPROVEMENTS UPON LAND** and these additional terms shall apply:

The Grantors or any of them or either of them have executed and delivered this instrument as a part of a Loan Agreement between Grantors and CCB, dated the 5th day of January, 2000, (together with any modifications, extensions or renewals thereof, referred to herein as the "Construction Loan Agreement"); and

The funds advanced under the loan and/or other financial accommodation(s) are to be used in part for the construction of improvements upon a portion of the real property described herein in accordance with the terms of the Construction Loan Agreement and the other Loan Documents; and

WHEREAS, the Grantors or any of them or either of them may hereafter execute and deliver to CCB various notes (or negotiate and discount various notes payable to them) or any other such evidences of indebtedness whatsoever, at various times and in amounts within the Maximum Limit; and

WHEREAS, this Deed of Trust secures present and future advances and is governed by the provisions of North Carolina General Statutes Article 7, Chapter 45 (N.C.G.S. §45-67 et. seq.); and

WHEREAS, it is the intent of the parties hereto that this instrument shall secure present obligations and future obligations of any one or more of the Grantors, and that CCB is authorized to make future advances to the secured by this Deed of Trust, within the fifteen (15) year period beginning on the date of this Deed of Trust, upon the request of any one or more of the said Grantors without the signature of any other; and

WHEREAS, it has been agreed that no execution of a written instrument shall be required to evidence or secure any advance made hereunder; and

WHEREAS, the obligations secured by this Deed of Trust include any and all of the obligations evidenced by the Loan Documents or any other such evidences of indebtedness of Grantors and payable to CCB (the terms of which are incorporated herein by reference to the same extent as if made a part of this Deed of Trust); and Grantors' liability for environmental warranties and representations, taxes, assessments, insurance premiums, monies advanced by CCB for the purpose of protecting its security, and other obligations set forth in this Deed of Trust (hereinafter collectively referred to as "Obligations"); and

The original of this instrument with the notes or bonds secured thereby having this day been exhibited to the undersigned marked paid and satisfied as required by law, the same is hereby cancelled of record by virtue of authority contained in Section 45-37 of the General Statutes of NC.

Dec this JUN 14, 2000

Dickie C. Wood, Register of Deeds

By: April Hudson
 Asst. - Deputy

Sat BK 121 Pg 1997

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FORSYTH CO, NC
 PRESENTED & RECORDED: 01/06/2000 09:04AM
 DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIA
 BK 2100 PG 177 - PG 171
PAID AND SATISFIED

DATE 04/17/00
 CENTRAL CAROLINA BANK
 & TRUST CO.

BY: Colleen S. Wiley

(RECORDING TIME, BOOK AND PAGE)
 Colleen S. Wiley
 Asst. Treasurer

or present and any future Obligations of the maker(s) to the payee(s) thereof, and this

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 obligations, which shall be secured
 hereinabove).

red shall not be more than fifteen (15) years from the date of this Deed of Trust.

shall always be due and payable in full according to the terms thereof.

of the sum of One Dollar and other good and valuable consideration to the Grantors in
 nowledged, and in order to carry out the intention expressed in the premises, the said