The property hereinabove described was acquired by Grantor by instrument recorded in Book 1008, Page 1744.

A map showing the above described property is recorded in Plat Book 28, Pages 21 and 22.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1) Easements and rights of way of record, if any.
2) Restrictions of record referred to herein.
3) 1997 Ad Valorem Taxes which are to be prorated as of the date of closing.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Ernest H. Runge (SEAL)
ERNEST H. RUNGE

William E. Crosswhite (SEAL)
WILLIAM E. CROSSWHITE
Substitute Trustee

(SEAL)

CRAVEN, KEARNS & MCDOWELL AND RUNGE
A JOINT VENTURE

Phillip R. Craven (SEAL)
Phillip R. Craven, Partner

W. Reid Kearns (SEAL)
W. Reid Kearns, Partner

Herman K. McDowell Jr. (SEAL)
Herman K. McDowell, Jr., Partner

SEAL-STAMP

OFFICIAL SEAL
North Carolina • Rowan County
CAROL L. DAVIS-BROWN
NOTARY PUBLIC

STATE OF NORTH CAROLINA..COUNTY OF IREDELL

I, a Notary Public of Rowan County and State aforesaid, certify that PHILLIP R. CRAVEN, W. REID KEARNS, AND HERMAN K. MCDOWELL, Partners personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18 day of September, 1998.

My commission expires: 11-21-2000

Carol L Davis Brown
NOTARY PUBLIC

SEAL-STAMP

OFFICIAL SEAL
North Carolina • Rowan County
CAROL L. DAVIS-BROWN
NOTARY PUBLIC

STATE OF NORTH CAROLINA..COUNTY OF IREDELL

I, a Notary Public of Rowan County and State aforesaid, certify that ERNEST H. RUNGE personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18 day of September, 1998.

My commission expires: 11-21-2000

Carol L Davis Brown
NOTARY PUBLIC

SEAL-STAMP

OFFICIAL SEAL
North Carolina • Rowan County
CAROL L. DAVIS-BROWN
NOTARY PUBLIC

STATE OF NORTH CAROLINA..COUNTY OF IREDELL

I, a Notary Public of Rowan County and State aforesaid, certify that William E. Crosswhite, Substitute Trustee personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18 day of September, 1998.

My commission expires: 11-21-2000

Carol L Davis Brown
NOTARY PUBLIC

The foregoing Certificate(s) of Carol L Davis Brown, NP is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By Brenda D Bell REGISTER OF DEEDS FOR Iredell COUNTY
~~Deputy~~/Assistant-Register of Deeds

N.C. Bar Assoc. Form No. 7 • 1977
Printed by Agreement with the N.C. Bar Assoc. #003