

NORTH CAROLINA  
BURKE COUNTY

Deed Book 1232 Page 861  
Feb. 14, 1985 # 23949  
AFFIDAVIT

DAN R. SIMPSON being first duly sworn deposes and says:

1. That he is general counsel for Western Steer - Mom 'n' Pop's, Inc. and is a member of the Board of Directors of the corporation.

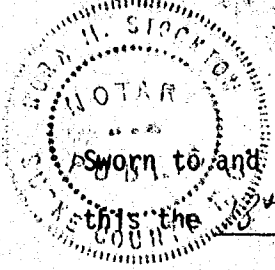
2. That Western Steer - Mom 'n' Pop's, Inc. was the holder of a mortgage executed by Dale Allan Deeter and wife, Marjorie A. Deeter, on the property lying in Greenville County, South Carolina, located on the north side of New Perry Road, and being shown as Lot 7 and a portion of Lot 8 according to plat entitled "Property of P.L. Bruce" and being more particularly described as follows:

BEGINNING at a point on the western side of Buncombe Road at the joint front corner of Lots 6 and 7 and running thence with the line of Lot 6 South 50° 57' West 289 feet to a point at the joint rear corner of Lots 8 and 6; thence South 39° 12' East 112.7 feet to a point; thence North 50° 57' East 25 feet to a point; thence South 39° 00' East 136.6 feet to a point on the northern side of New Perry Road; thence with the northern side of New Perry Road, North 35° 58' East 113.8 feet to a point at the joint front corner of Lots 7 and 8; thence continuing with New Perry Road the chord of which is North 19° 51' East 100 feet to a point; thence North 11° 20' East 89.5 feet; North 13° 51' West 45.2 feet to a point on the southwestern side of the right-of-way of Buncombe Road; thence with the right-of-way of Buncombe Road North 39° 03' West 86.7 feet to a point at the corner of Lot 6, the point of BEGINNING.

3. That Dale Allan Deeter and wife, Marjorie A. Deeter, were unable to make their payments pursuant to the above mortgage and that the balance due on said mortgage was in round figures Two Hundred Fifty-eight Thousand (\$258,000.00) Dollars.

4. That in lieu of foreclosure by the mortgage holders, Dale Allan Deeter and wife Marjorie A. Deeter, conveyed said property to Western Steer - Mom 'n' Pop's, Inc., the mortgage holder.

*Dan R. Simpson*  
DAN R. SIMPSON, Affiant



Sworn to and subscribed before me  
this 14 day of February, 1985.

*Nora M. Stackton*  
NOTARY PUBLIC  
My Commission Expires: 1-23-89