

Exterior Photos - Subject Property



Building Front/Street Side



From Corner



Building Rear



Building Side



Building Side



Rear Parking Lot

Street Scene - Subject Property



E. Thomas Street Looking East - Subject is on the Right



E. Thomas Street Looking West - Subject is on the Left



The Subject as seen from E. Thomas Street

Left Blank

Deed - Subject Property

No. 22-16 Bank of America

82-590
THIS DEED made this 15th day of March, 1982, by and between EARL ADKINS, J. PAUL WILLIAMS and R. MICHAEL GRAHAM, Trustees of the Calvary Church of the Nazarene, Danville, Virginia, parties of the first part; and JOE LOUIS DANNELL and EARL L. MAYO, as Trustees, and their successors in office as such trustees, of the Little Rehoboth Holiness Church, Danville, Virginia, parties of the second part.

THAT for and in consideration of the sum of Thirty-five Thousand Dollars (\$35,000.00) cash in hand paid by said parties of the second part, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey, with General Warranty and English Covenants of title, unto the said parties of the second part, all of that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in the City of Danville, Virginia, and more particularly described as follows:

FRONTING 112 feet on the northeastern side of East Thomas Street and running back therefrom 300 feet on the southeast, along Corcoran Street, and 300 feet on the northwest to a rear line of 112 feet, BEING, IN FACT, all of LOTS 7 and 8 and part of LOTS 6, 14, 15 and 16, Section A, Block J, as shown on a map dated November 2, 1995, for Riverside Development Company, made by T. M. Bass, Surveyor, and of record in the Clerk's Office of the Circuit Court of Danville, Virginia, in Deed Book 46, page 186, and being a part of the property conveyed to Earl Adkins, J. Paul Willis and R. Michael Graham, Trustees of the Calvary Church of the Nazarene, Danville, Virginia, by Earle Garzett, III, sole acting trustee, by deed dated March 6, 1981, of record in the aforesaid Clerk's Office in Deed Book 641, page 334, to which map and deed reference is here made for a more particular description of the property herein conveyed, it being understood, however, that this conveyance is being made subject to all easements, rights of way and restrictive covenants now of record or affecting said property.

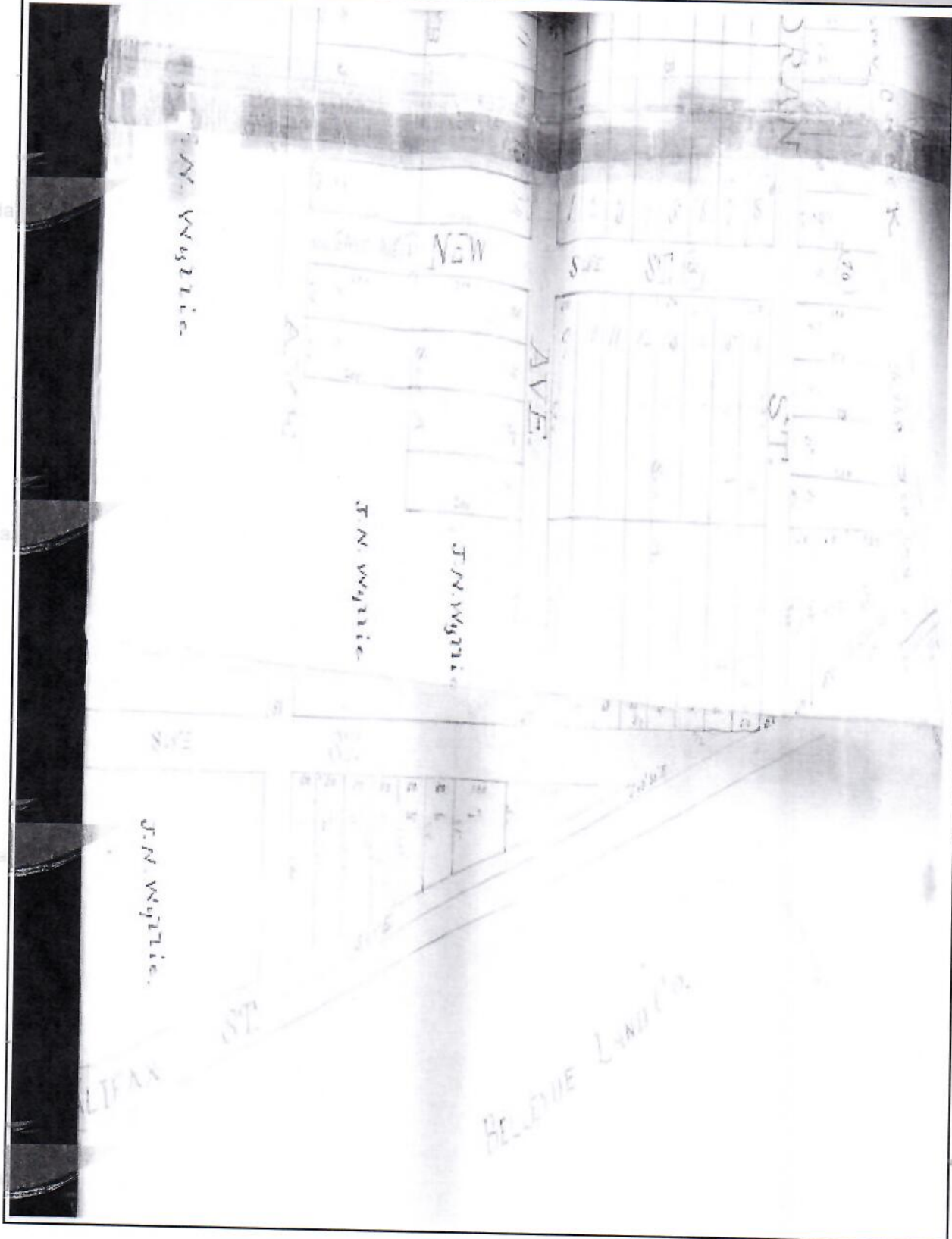
WITNESS the following signatures and seals:

Earl Adkins (SEAL)
Earl Adkins
J. Paul Willis (SEAL)
J. Paul Willis
R. Michael Graham (SEAL)
R. Michael Graham

EARLE GARZETT, III
SOUTH & GARZETT
Law Offices
Danville, Virginia

BOOK 656 PAGE 47

Plat Map - Subject Property



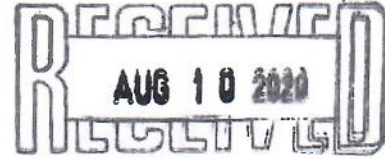


City of Danville
Division of Real Estate Assessment

August 6, 2020

Carter Bank & Trust
1300 Kings Mountain Rd.
Martinsville, VA 24112

CARTER BANK & TRUST



Branch: _____
By: _____

Re: 427 E THOMAS ST

Legal Description: 112 FT NOS 7 & 8 & PT NOS 6 14
15 & 16 SEC A E THOMAS ST

Parcel ID: 04892 Map No. 2710-021-000001.000

As requested we have reviewed our assessment of the above referenced property.

☐ After our review we feel this assessment is in line with the assessments of comparable properties in the City and should remain unchanged.

☒ After our review we feel this assessment should be changed to:

LAND
6,600

IMPRS.
184,900

TOTAL
191,500

If our decision is unsatisfactory, you may continue your appeal to the Real Estate Board of Equalization. The Board of Equalization is appointed by the Circuit Court Judge. The dates of their hearings are scheduled for Monday, August 24, 2020 from 1 PM – 6 PM and Tuesday, August 25, 2020 from 9 AM – 1 PM. You may call 434-799-5120 to schedule an appointment to appear before the Board.

Sincerely,

Christopher J. Lovell
Division Director of Real Estate Assessment

VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT

PG0048 JUL 24 19

Instrument Date: 7/8/2019
Instrument Type: DTF
Number of Parcels: 1 Number of Pages: 3
☒ City ☐ County

DANVILLE COURT

TAX EXEMPT? VIRGINIA/FEDERAL LAW

☐ Grantor:

☐ Grantee:

Consideration: \$82,500.00

Existing Debt: \$0.00

Actual Value/Assumed: \$270,500.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

Original Book Number:

Original Page Number:

Original Instrument Number:

Prior Recording At: ☒ City ☐ County

Percentage In This Jurisdiction: 100%

BUSINESS / NAME

1 ☐ Grantor: HUNTER, BRYSON J. SUBSTITUTE TRUSTEE

☐ Grantor:

1 ☒ Grantee: CARTER BANK & TRUST

☐ Grantee:

GRANTEE ADDRESS

Name: CARTER BANK & TRUST

Address: 1300 KINGS MOUNTAIN ROAD

City: MARTINSVILLE

Book Number:

Page Number:

State: VA Zip Code: 24112

Instrument Number:

Parcel Identification Number (PIN): 04982

Tax Map Number: 2710-021-000001.00

Short Property Description: LOTS 7 & 8, PART OF LOTS 6, 14,
15 & 16, SECTION A, BLOCK 3

Current Property Address 427 E. THOMAS STREET

City: DANVILLE

Instrument Prepared By: SPILMAN THOMAS & BATTLE

State: VA Zip Code: 24540

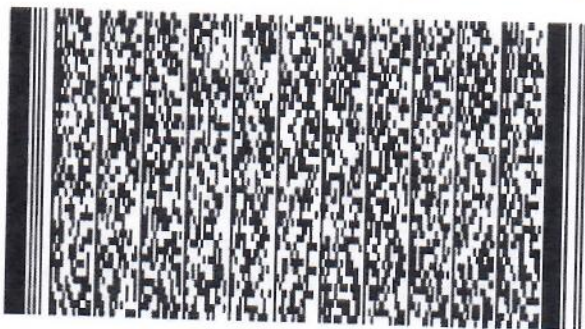
Recording Returned To: SPILMAN THOMAS & BATTLE PLLC

Recording Paid By: SPILMAN THOMAS & BATTLE PLLC

Address: P. O. BOX 90

City: ROANOKE

State: VA Zip Code: 24002-0090



Trustee's Deed

19-2428
INSTRUMENT NO.
CITY OF DANVILLE, VA

Rehoboth

(Area Above Reserved For Deed Stamp Only)

Parcel ID 04982; Tax Map No. 2710-021-000001.00

Consideration: \$82,500.00
Actual (Assessed) Value: \$270,500.00

This instrument was prepared by:

Bryson J. Hunter, Esquire
VA Bar No. 46988
Spilman Thomas & Battle, PLLC
P. O. Box 90
Roanoke, VA 24002-0090

This TRUSTEE'S DEED dated as of July 8, 2019, by and between **Bryson J. HUNTER**, Substitute Trustee under a Credit Line Deed of Trust dated February 18, 2010 (the "Grantor"), divesting the **TRUSTEES OF REHOBOTH APOSTOLIC CHURCH** of title (indexed as additional grantor), and **CARTER BANK & TRUST**, whose address is 1300 Kings Mountain Road, Martinsville, Virginia 24112 (the "Grantee").

RECITALS

By a Deed of Trust (the "Deed of Trust") dated February 18, 2010, and recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia, as Instrument No. 10-456, the Trustees of Rehoboth Apostolic Church conveyed the property described in this deed (the "Property") to Bette B. Brand and Richard T. King, Trustees, in trust to secure the payment of a certain indebtedness to Carter Bank & Trust (the "Beneficiary"). The Deed of Trust provided for sale of the Property in the event of default in the payment of the indebtedness or a breach of the covenants and conditions contained in the Deed of Trust.

Default was made, without limitation, in the payment of the indebtedness secured by the Deed of Trust and the Beneficiary substituted Bryson J. Hunter, Peter M. Pearl, and F. B. Webster Day, any of whom may act, as substitute trustees under the Deed of Trust, which substitution took

place before Grantor took any action under the Deed of Trust and is evidenced by a Substitution of Trustee recorded in the Clerk's Office of the Circuit Court of the City of Danville, Virginia, as Instrument No. 19-1495.

The Beneficiary requested Grantor to advertise and sell the Property in accordance with the terms of the Deed of Trust.

In accordance with the provisions of the Deed of Trust, having first advertised the time, place and terms of sale, on May 31 and June 7, 2019, in the *Danville Register & Bee*, a newspaper in general circulation in the City of Danville, Virginia, and after having given written notice of such sale to the owners of the Property at their last known address as required by statute, offered the Property for sale at public auction to the highest bidder at the James F. Ingram Justice Center, 401 Patton Street, Danville, Virginia, on June 12, 2019, at 11:00 a.m.

At the sale, Carter Bank & Trust was the high bidder for the Property at a bid of Eighty-Two Thousand Five Hundred and No/100 Dollars (\$82,500.00).

W I T N E S S E T H

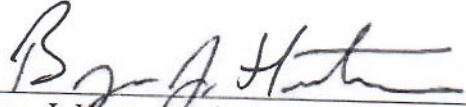
NOW THEREFORE IN CONSIDERATION of the premises and other good and valuable consideration, the receipt and sufficiency of which consideration are acknowledged, Grantor grants with Special Warranty of Title unto Grantee, the following described property located in the City of Danville, Commonwealth of Virginia:

FRONTING 112 feet on the northeastern side of **East Thomas Street** and running back therefrom 300 feet on the southeast along Corcoran Street and 300 feet on the northwest to a rear line of 112 feet; being in fact **ALL OF LOTS 7 and 8 and PART OF LOTS 6, 14, 15 and 16, SECTION A, BLOCK 3**, as shown on map dated November 2, 1895, for Riverside Development Company, made by T. M. Bass, Surveyor, recorded in the Clerk's Office of the Circuit Court of the City of Danville,

Virginia, in Deed Book 46, at page 186; and BEING IN FACT the same property conveyed to the Trustees of Little Rehoboth Holiness Church, Danville, Virginia, by deed dated March 15, 1982, from Earl Adkins, et al, Trustees of the Calvary Church of the Nazarene, Danville, Virginia, recorded in the aforesaid Clerk's Office in Deed Book 656, at page 47, to which map and deed reference is here made for a more particular description of the property herein conveyed. The name of the church has been changed to Rehoboth Apostolic Church.

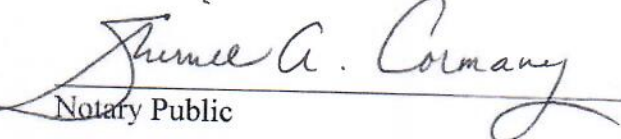
This sale is subject to all easements, restrictions, conditions, and reservations of record affecting the title to the property hereinabove described, to the extent any of them have priority over the Deed of Trust.

WITNESS the following signature and seal:

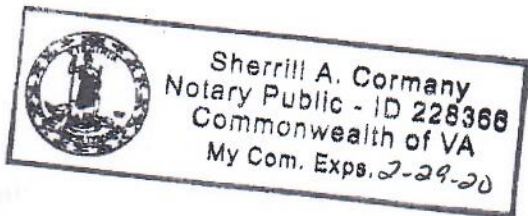

Bryson J. Hunter, Substitute Trustee

COMMONWEALTH OF VIRGINIA)
CITY OF ROANOKE) to-wit:

The foregoing instrument was acknowledged before me this 8th day of July, 2019, by Bryson J. Hunter, Substitute Trustee.


Notary Public

My commission expires: 2-29-2020



INSTRUMENT 190002428
RECORDED IN THE CLERK'S OFFICE OF
DANVILLE CIRCUIT COURT ON
JULY 24, 2019 AT 03:55 PM
\$270.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$135.25 LOCAL: \$135.25
GERALD A. GIBSON, CLERK
RECORDED BY: SSL



OFFICIAL RECEIPT
DANVILLE CIRCUIT COURT
DEED RECEIPT

DATE : 07/24/2019 TIME : 15:55:38
 RECEIPT # : 19000008334 TRANSACTION # : 19072400021
 CASHIER : SSL REGISTER # : A722
 INSTRUMENT : 190002428 BOOK :
 GRANTOR : HUNTER, BRYSON J; SUBSTITUTE TRUSTEE
 GRANTEE : CARTER BANK & TRUST
 RECEIVED OF : SPILMAN THOMAS & BATTLE PLLC
 ADDRESS : 1300 KINGS MOUNTAIN ROAD MARTINSVILLE, VA 24112
 DATE OF DEED : 07/08/2019

CHECK : \$1,215.17 CHECK NUMBER : 3639
 DESCRIPTION 1 : LOTS 7 & 8, PART OF LOTS 6, 14,
 2 : 15 & 16, SECTION A, BLOCK 3
 CONSIDERATION : \$82,500.00 AVAL : \$270,500.00

ACCOUNT CODE	DESCRIPTION	PAID
035	VOF FEE	\$1.00
036	DEED PROCESSING FEE	\$20.00
038	DEEDS OF CONV.	\$135.25
039	DEEDS & CONTRACTS	\$676.25
106	(TTF) TECHNOLOGY TRUST FUND FEE (CIRCUIT COURT)	\$5.00

TENDERED : \$ 1,215.17
 AMOUNT PAID : \$ 1,215.17

FILING TYPE : DTF
 RECORDED : 07/24/2019
 EX : N
 EX : N
 PAYMENT : FULL PAYMENT
 AT : 15:55
 LOC : CI
 PCT : 100%

PAGES : 003
 OP : 0
 NAMES : 0
 MAP : 2710-021-000001.00
 PIN : 04982

ACCOUNT CODE	DESCRIPTION	PAID
145	VSLF	\$1.50
212	TRANSFER FEE	\$1.00
214	CITY GRANTEE TAX	\$225.42
220	GRANTOR TAX	\$135.25
301	DEEDS	\$14.50

ROCKY MOUNT TITLE, INC.

P. O. Box 353 ~ 5 East Court St., Suite 102 ~ Rocky Mount, Va. 24151
Phone 540-489-4927~Fax 540-489-3418
e-mail: rmtitle@embargo.com

INVOICE

DATE: MAY 16, 2019

FOR: SPILMAN THOMAS
#20814.63

RE: OUR INVOICE NO.: 19-525
LITTLE REHOBOTH HOLINESS CHURCH
NKA REHOBOTH APOSTOLIC CHURCH
LOTS 7, 8 & P/O LOTS 6, 14, 15 AND 16, SECTION A,
BLOCK 3, RIVERSIDE DEVELOPMENT
(427 E. THOMAS ST.)
CITY OF DANVILLE, VA. 24540

CURRENT OWNER SEARCH

\$ 100.00

ROCKY MOUNT TITLE, INC.

REPORT OF TITLE

Report includes 3 pages

DATE: 5/14/2019

FOR: SPILMAN THOMAS
#20814.63

FILE: 19-525

TITLE IS VESTED IN: TRUSTEES OF THE LITTLE REHOBOTH HOLINESS
CHURCH, NOW KNOWN AS REHOBOTH APOSTOLIC CHURCH

LEGAL DESCRIPTION:

FRONTING 112 FEET ON THE NORTHEASTERN SIDE OF EAST THOMAS STREET
AND RUNNING BACK THEREFROM 300 FEET ON THE SOUTHEAST, ALONG
CORCORAN STREET, AND 300 FEET ON THE NORTHWEST TO A REAR LINE OF 112
FEET. BEING IN FACT, ALL OF LOTS 7 AND 8 AND PART OF LOTS 6, 14, 15 AND 16,
SECTION A, BLOCK 3, AS SHOWN ON A MAP DATED NOVEMBER 2, 1895, FOR
RIVERSIDE DEVELOPMENT COMPANY, MADE BY T. M. BASS, SURVEYOR, AND OF
RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF DANVILLE,
VIRGINIA, IN DEED BOOK 46, PAGE 186; AND,

BEING THAT PROPERTY DESCRIBED IN DEED DATED MARCH 15, 1982, OF RECORD
IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 656, PAGE 47.

DEEDS OF TRUST:

- (1) CREDIT LINE DEED OF TRUST DATED FEBRUARY 18, 2010, FROM TRUSTEES
OF REHOBOTH APOSTOLIC CHURCH, TO WORTH HARRIS CARTER, JR. AND
ROBERT H. WHITT, JR., AS TRUSTEES, SECURING CARTER BANK & TRUST,
IN THE AMOUNT OF \$100,000.00, OF RECORD AS INSTRUMENT NO. 100000456.
*LOAN MODIFICATION AGREEMENT OF RECORD AS INSTRUMENT NO.
100003516, INCREASES LOAN AMOUNT TO \$125,000.00;
*SUBSTITUTION OF TRUSTEE OF RECORD AS INSTRUMENT NO. 190001495;

JUDGMENTS: (20 YEARS): NONE

FINANCING STATEMENTS: NONE

TAX MAP NO: #04892 (0.77 ACRES)
CITY TAXES: EXEMPT; TAXES ARE DUE 12/5 AND 6/5
DELINQUENT: EXEMPT
LAND VALUE: \$ 6,600.00 IMPROVEMENTS: \$263,900.00
TOTAL VALUE: \$270,500.00

**NOTE: NO LIABILITY IS ASSUMED FOR ANY AMOUNTS DUE BY REASSESSMENTS OR BY VIRTUE OF IMPROVEMENTS;

***NOTE: THIS REPORT IS SUBJECT TO ANY AND ALL TAX AMOUNTS DUE; TAX AMOUNTS PAID; AND DELINQUENT TAXES BEING VERIFIED WITH THE LOCAL TAXING AUTHORITY BY THE CLOSING AGENT OR ATTORNEY AT THE TIME OF SETTLEMENT; AND NO LIABILITY IS ASSUMED BY THIS COMPANY FOR ANY FUTURE TAX AMOUNTS OR TAX AMOUNTS NOT SHOWN ON THE ATTACHED TAX PRINTOUT.

BUILDING RESTRICTION LINE: NONE OF RECORD

RESTRICTIONS: NONE OF RECORD

EASEMENTS/AGREEMENTS: NONE OF RECORD

MATTERS SHOWN ON SURVEYS/PLATS:
DEED BOOK 46, PAGE 186:

(1) ALL "NOTES"; EASEMENTS AND EXCEPTIONS AS SHOWN THEREON.

OTHER MATTERS:

- (1) NO LIABILITY IS ASSUMED FOR ANY FUTURE SUPPLEMENTAL REAL ESTATE TAXES TO BECOME DUE BY VIRTUE OF IMPROVEMENTS;
- (2) NO LIABILITY IS ASSUMED FOR ANY UNPAID HOMEOWNERS DUES OR ASSESSMENTS;
- (3) EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS, CEMETERIES, ROADS, BRANCHES, AND ANY MATTERS NOT OF RECORD WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE SUBJECT PROPERTY;
- (4) ANY UNRECORDED LEASES AND RIGHTS OF PARTIES IN POSSESSION;

LIMITATION OF LIABILITY:

THIS REPORT REPRESENTS THE TRUE STATUS OF TITLE OF RECORD TO THE SUBJECT PROPERTY, BASED UPON AN EXAMINATION OF THE PUBLIC RECORDS RELATING TO REAL ESTATE MAINTAINED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT AND THE TREASURER'S OFFICE OF THE CITY OR COUNTY IN WHICH SUBJECT PROPERTY IS SITUATED, INSOFAR AS SUCH RECORDS ARE CORRECTLY KEPT AND INDEXED. NO LIABILITY IS ASSUMED FOR MATTERS NOT OF RECORD WHICH MAY AFFECT TITLE TO THE SUBJECT PROPERTY.

ALTHOUGH THE UNDERSIGNED MAY BE AN EMPLOYEE OR AGENT OF A TITLE INSURANCE COMPANY, THIS REPORT IS NOT A TITLE INSURANCE POLICY OR A COMMITMENT TO ISSUE A TITLE INSURANCE POLICY. IF A TITLE INSURANCE COMMITMENT OR POLICY IS ISSUED BASED UPON THIS REPORT, LIABILITY OF THIS COMPANY SHALL BE IN ACCORDANCE WITH THE TERMS OF SUCH COMMITMENT OR POLICY.

COPIES OF RECORDED INSTRUMENTS CITED IN THIS REPORT ARE ATTACHED HERETO, AND THE RECIPIENT NAMED ABOVE IS HEREBY PUT ON NOTICE OF THE ENTIRE CONTENTS OF SUCH INSTRUMENTS, WHETHER NOTED IN THIS REPORT OR NOT.


TITLE SEARCH THROUGH: MAY 14, 2019, AT 8:00 A.M.

RELIED ON: CURRENT OWNER SEARCH

ROCKY MOUNT TITLE, INC.

BY: 

WANDA LOVE MARTIN

[Search](#) [Results](#) [Details](#) [Map](#) [Printer-Friendly](#)[View In Map](#)  [Back To Results](#) **Parcel ID**
04892**Address**
427 E THOMAS ST[Summary](#) [Buildings](#) [Improvements](#) [Land](#) [Transfers](#) [Image](#) [Assessments](#)**Owner Information****Owner:**

LITTLE REHOBOTH HOLINESS CHURCH TRUSTEES

Mail-To:REHOBOTH APOSTOLIC CHURCH
TRUSTEES
427 E THOMAS ST
DANVILLE, VA 24540**Value Information****Land / Use:** \$6,600
Improvement: \$263,900
Total: \$270,500**Building Data****Multiple, use Buildings tab.****Additional Information****State Code:** 7866 Church Exmpt Religious**Land Use:** Exempt**Tax Map:** 2710-021-000001.000**Notes:**

Avg Lot: 112.0 X 300.0 Rehoboth Apostolic Church

Approx Acres: 0.77**Legal Description:** 112 FT NOS 7 & 8 & PT NOS
6 14 15 & 16 SEC A E
THOMAS ST**Zone:** OTR Old Town Residential

13. 1976 Bank of Virginia

82-590
THIS DEED made this 15th-day of March, 1982, by and between EARL ADKINS, J. PAUL WILLIAMS and R. MICHAEL GRAHAM,

Trustees of the Calvary Church of the Nazarene, Danville, Virginia, parties of the first part; and JOE LOUIS FANNELL and EARL L. MAYO, as Trustees, and their successors in office as such trustees, of the Little Rehoboth Holiness Church, Danville, Virginia, parties of the second part.

THAT for and in consideration of the sum of Thirty-five Thousand Dollars (\$35,000.00) cash in hand paid by said parties of the second part, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey, with General Warranty and English Covenants of title, unto the said parties of the second part, all of that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in the City of Danville, Virginia, and more particularly described as follows:

FRONTING 112 feet on the northeastern side of East Thomas Street and running back therefrom 300 feet on the south-east, along Corcoran Street, and 300 feet on the northwest to a rear line of 112 feet. BEING, IN FACT, all of LOTS 7 and 8 and part of LOTS 6, 14, 15 and 16, Section A, Block 3, as shown on a map dated November 2, 1895, for Riverside Development Company, made by T. M. Bass, Surveyor, and of record in the Clerk's Office of the Circuit Court of Danville, Virginia, in Deed Book 46, page 186, and being a part of the property conveyed to Earl Adkins, J. Paul Willis and R. Michael Graham, Trustees of the Calvary Church of the Nazarene, Danville, Virginia, by Earle Garrett, III, sole acting trustee, by deed dated March 6, 1981, of record in the aforesaid Clerk's Office in Deed Book 641, page 334, to which map and deed reference is here made for a more particular description of the property herein conveyed, it being understood, however, that this conveyance is being made subject to all easements, rights of way and restrictive covenants now of record or affecting said property.

WITNESS the following signatures and seals:

Earl Adkins (SEAL)
Earl Adkins

J. Paul Willis (SEAL)
J. Paul Willis

R. Michael Graham (SEAL)
R. Michael Graham

GARRETT,
SMITH & GARRETT
Law Office
Danville, Virginia

STATE OF VIRGINIA

City OF Richmond, to-wit:

The foregoing deed was acknowledged before me this
15th day of March, 1982, by Earl Adkins, J. Paul Willis
and R. Michael Graham.

My commission expires January 13, 1984.

Richard D. Scripps
Notary Public

VIRGINIA IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF DANVILLE ON THE 31st
DAY OF March 1982 AT 10:42 O'CLOCK A.M. THE FOREGOING
WRITING WAS ADMITTED TO RECORD UPON THE CERTIFICATE OF ACKNOWLEDGMENT EN-
DORSED HEREON TAX IN THE AMOUNT OF \$ 35.00 IMPOSED BY SECTION 20-54.1
OF THE CODE OF VIRGINIA, HAVING BEEN PAID.

TESTE: Richard D. Scripps Notary Public

**GARRETT,
SMITH & GARRETT**
Law Offices
Danville, Virginia

10 456
INSTRUMENT NO.
CITY OF DANVILLE, VA

PG 029 FEB 18 92

PIN: 04892

THIS IS A CREDIT LINE DEED OF TRUST

THIS CREDIT LINE DEED OF TRUST (hereinafter referred to as "Deed of Trust"), dated as of the
18TH day of FEBRUARY 20 10, by and between
Trustees of Rehoboth Apostolic Church
hereinafter referred to as the "Grantors," and Worth Harris Carter, Jr.
of 1300 Kings Mountain Rd., Martinsville
Virginia, and Robert H Whitt Jr.
of 217 Lynn Street, Danville, Virginia 24541, Virginia, hereinafter referred
to as the "Trustees," and the beneficiary, Carter Bank & Trust
a corporation organized
and existing under the laws of The Commonwealth of Virginia
and its successors and assigns (hereinafter referred to as "Lender"), whose address is
4 East Commonwealth Boulevard, Martinsville, VA 24112
which is the address to which notices pursuant to Code of Virginia (1950) Section 55-58.2 may be mailed or
delivered.

Grantors, in consideration of the Secured Indebtednesses, as defined hereinafter, and the trust herein
created, and other good and valuable consideration, the receipt of which is hereby acknowledged hereby
irrevocably bargain, sell, grant and convey with general warranty and English covenants of title, to Trustees,
in trust, with power of sale, the following described property located in
City of Danville, State of Virginia:

Please Return to
Robert H. Whitt, Jr.
217 Lynn Street
Danville, VA 24541

See Attached Schedule "A"

together with all the buildings, improvements and fixtures now or hereafter thereon, and all rights, privileges
and appurtenances in any way belonging thereto, including, but not limited to, all leases now or hereafter
applicable thereto, any unearned hazard insurance premiums, condemnation awards or payments related
thereto, all easements, rights, rents, profits, royalties, mineral, oil and gas rights and profits, timber, timber
rights, crops, tobacco poundage allotments, water and water rights, all of which, including replacements and
additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust (all of
the foregoing hereinafter referred to as the "Property").

TO SECURE to Lender without limitation: (a) the repayment to Lender of any and all notes, liabilities,
indebtednesses, guaranties, obligations, and overdrafts of the Grantors, or any one or more of them, of any
kind or nature, however evidenced, now existing or hereafter incurred, executed, and/or advanced, matured
or unmatured, direct or indirect, absolute or contingent, including any extensions and renewals thereof, up to,
but not exceeding in the aggregate at any one time, the principal sum of

ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$ 100,000.00)

C-57

Exempt from recordation tax pursuant
to Va Code Sec 58.1-811(B)(2).

Tax Card - Subject Property

Page: 2

Building Information - 1

Property Class:	Commercial	Finished Square Feet:	12,675
Style:	No Data	Basement Square Feet:	0
Year Built:	0	Total Rooms:	0
Condition:	No Data	<small>* Bathrooms are not included in total room count.</small>	
Story Height:	No Data		
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	0		
Half Bath:	0		
Features:		Size:	
Warmed and Cooled Air		100 %	
Stud -Brick Veneer		100 %	

Building Information - 2

Property Class:	Commercial	Finished Square Feet:	12,675
Style:	No Data	Basement Square Feet:	0
Year Built:	0	Total Rooms:	0
Condition:	No Data	<small>* Bathrooms are not included in total room count.</small>	
Story Height:	No Data		
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	0		
Half Bath:	0		
Features:		Size:	
Stud -Brick Veneer		100 %	
Warmed and Cooled Air		100 %	

Building Information - 3

Property Class:	Commercial	Finished Square Feet:	12,675
Style:	No Data	Basement Square Feet:	0
Year Built:	0	Total Rooms:	0
Condition:	No Data	<small>* Bathrooms are not included in total room count.</small>	
Story Height:	No Data		
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	0		
Half Bath:	0		
Features:		Size:	
Stud -Brick Veneer		100 %	
Warmed and Cooled Air		100 %	

Improvements

There are no improvements.

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied of the enclosed information assumes all risk.

Tax Card - Subject Property

Land

Page: 3

Land Code:	C02 Comm FF (50)	Rate:	\$50
Acres:	0.77	Adj. Rate:	\$58
Sq. Ft.:	33,600	Base Value:	\$6,500
Front:	112	Adj. Amount:	\$0
Effective Front:	112	Value:	\$6,500
Depth:	300		
Land Code:	CSV01 Com Land Site 100	Rate:	\$100
Acres:	0	Adj. Rate:	\$100
Sq. Ft.:	0	Base Value:	\$0
Front:	0	Adj. Amount:	\$0
Effective Front:	0	Value:	\$100
Depth:	0		

Transfers

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 656	47	\$0	3/31/1982	No Data	No Data

Assessments

Year	Land	Use	Improvements	Total
2018	\$6,600	\$0	\$263,900	\$270,500
2017	\$6,600	\$0	\$123,000	\$129,600
2016	\$6,600	\$0	\$123,000	\$129,600
2015	\$6,600	\$0	\$134,200	\$140,800
2014	\$6,600	\$0	\$134,200	\$140,800
2013	\$6,600	\$0	\$162,200	\$168,800
2012	\$6,600	\$0	\$162,200	\$168,800
2011	\$6,600	\$0	\$162,200	\$168,800
2010	\$6,600	\$0	\$151,600	\$158,200
2009	\$6,600	\$0	\$156,100	\$162,700
2008	\$6,600	\$0	\$156,100	\$162,700
2007	\$6,600	\$0	\$138,400	\$145,000
2006	\$6,600	\$0	\$138,400	\$145,000
2005	\$6,600	\$0	\$117,500	\$124,100
2004	\$6,600	\$0	\$117,500	\$124,100
2003	\$6,600	\$0	\$107,100	\$113,700
2002	\$6,600	\$0	\$107,100	\$113,700
2001	\$6,600	\$0	\$84,300	\$90,900
2000	\$6,600	\$0	\$84,300	\$90,900

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied of the enclosed information assumes all risk.

Tax Card - Subject Property

Parcel ID: 04892



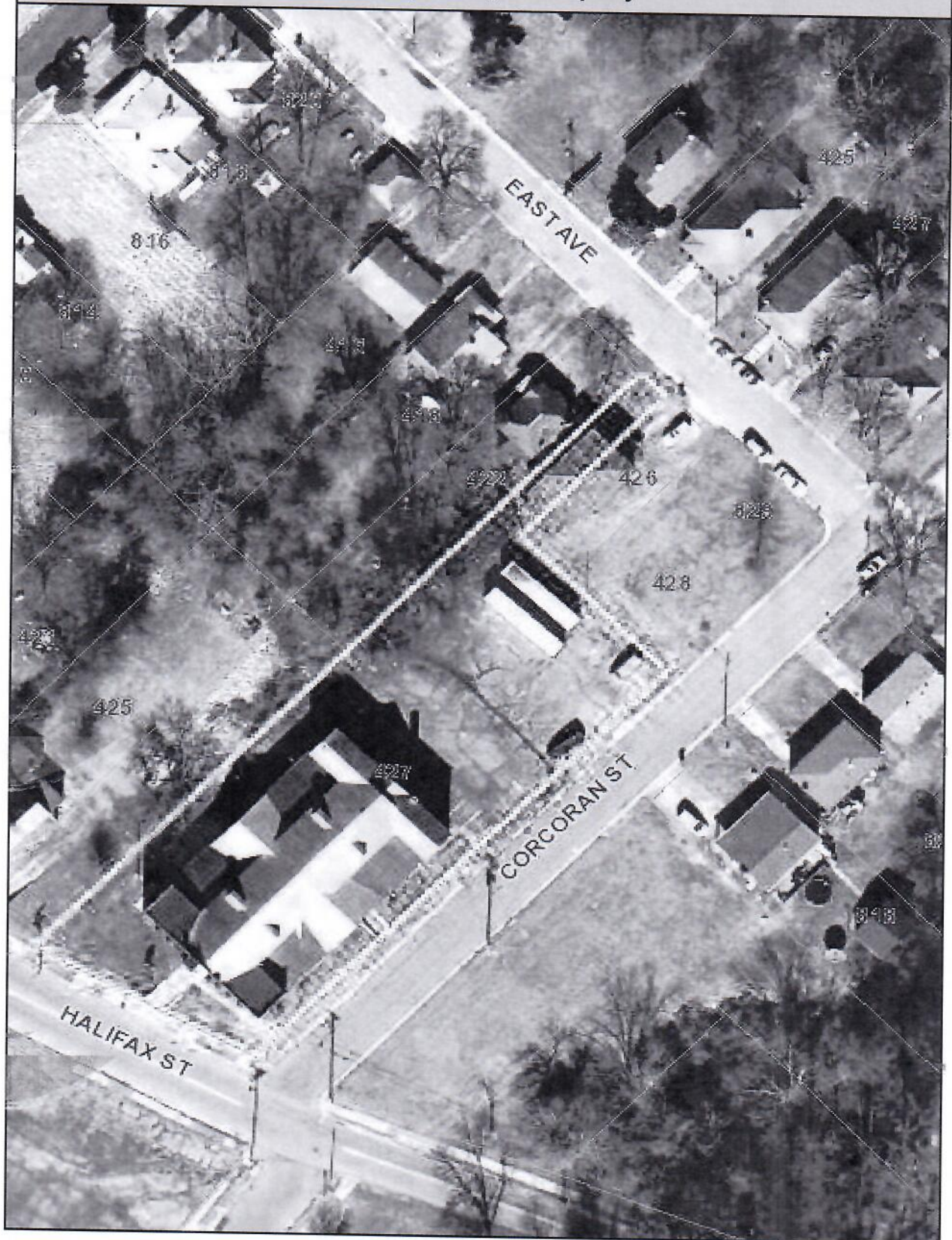
- Buildings
- Parcels
- Street Names
- House Numbers



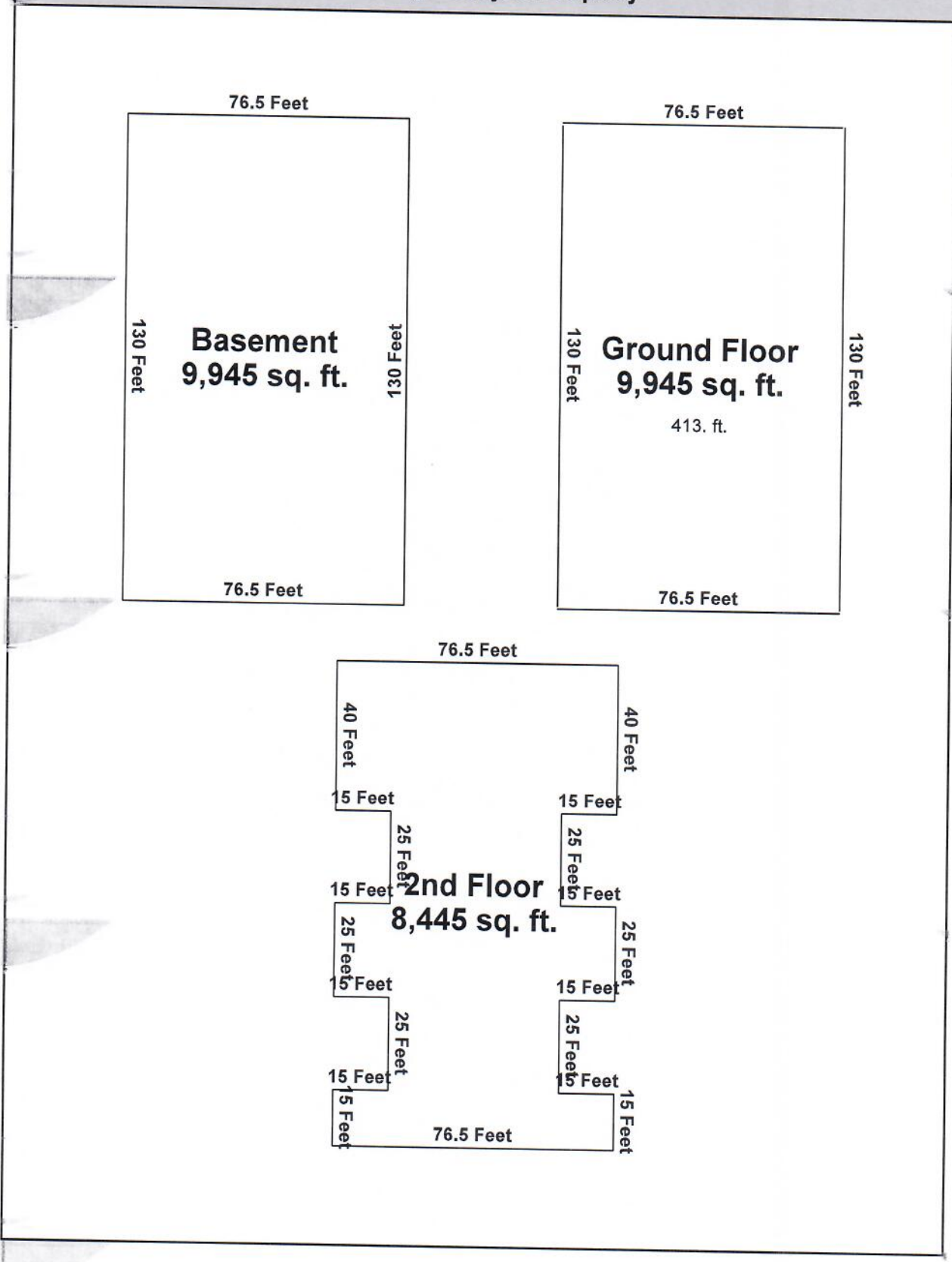
Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation or warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

Date: 3/7/2019

Tax Map - Subject Property

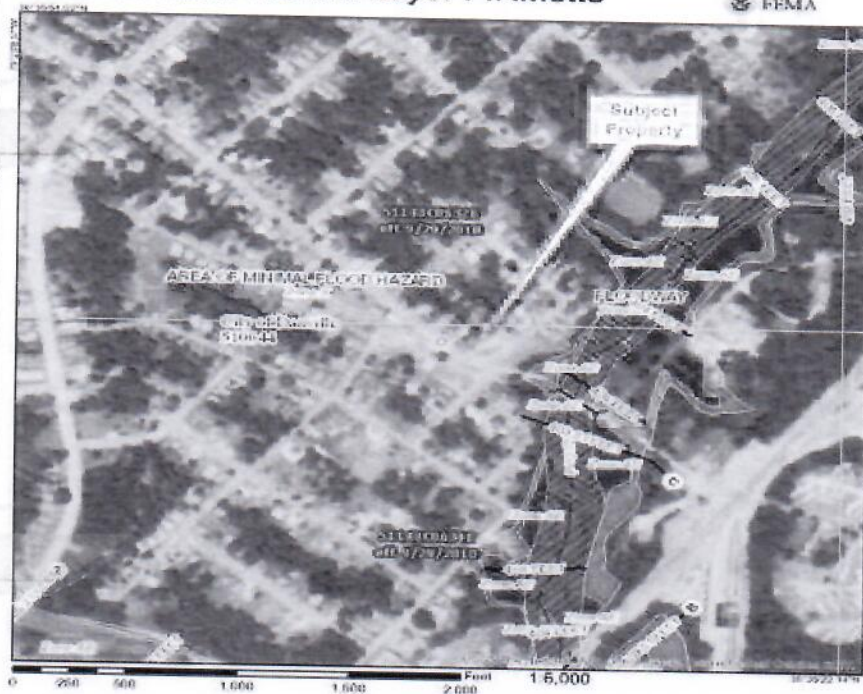


Drawing - Subject Property



FEMA Flood Map - Subject Property

National Flood Hazard Layer FIRMette



Legend

- SEE THE REPORT FOR EXTENDED LEGEND AND MORE INFORMATION ON FIRM LAYERS
- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
 - Wetland
 - Wetland or Depth
 - Regulatory Footway
 - 0.2% Annual Chance Flood Hazard: Areas of 0.2% annual chance flood with BFEs deeper than one foot or with discharge areas of one acre or greater
 - Federal Conveyance 1% Annual Chance Flood Hazard: Areas with flood risk due to Lower River Action
 - Areas with Flood Risk due to Lower River Action
- OTHER AREAS OF FLOOD HAZARD**
- Area of Moderate Flood Hazard
 - Area of Undetermined Flood Hazard
- OTHER AREAS**
- Area of Undetermined Flood Hazard
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Drain
 - Levee, Dam, or Floodwall
- OTHER FEATURES**
- Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Features
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Substation Boundary
 - Coastal Features Boundary
 - Profile Location
 - Hydrographic Feature
- MAP FILES**
- Digital Data Available
 - No Digital Data Available
 - Unsupersampled
- The perils shown on this map are approximate and do not represent an actual property location.
- This map complies with FEMA's standards for the use of digital flood maps. It is not an official FEMA map. The boundary shown on this map is not an official FEMA boundary. The flood hazard information is derived from the digital flood map, which was generated by FEMA. This map was generated on 4/1/2014 at 10:10 AM and does not reflect changes or updates to the data. The map is not for use in any legal proceeding. The map is for informational purposes only. The map is not for use in any legal proceeding. The map is for informational purposes only.

EPA Environmental Mapper - Subject Property

EnviroMapper



Property Data

Identification

Physical Address

427 E. Thomas Street
Danville, VA 24540

Legal Description

See Deed in the Addenda Section.

Acreage

0.7700

Improvement Status

The subject property is improved with a house of worship building containing 9,945 square feet.

Property Characteristics

Site Acreage

SEE SPECIAL NOTE REGARDING POSSIBLE BUILDING ENCROACHMENT IN THE CONCLUSION SECTION.

Site Improvements

The subject has been improved with the following site improvements:

- An asphalt paved back /parking lot area of 13,000 +/- Sq. Ft. with no designated parking spaces.
- Landscaping.
- Property sign.

It is the opinion of the appraiser that the site improvements are in poor overall condition.

It should be noted that the subject relies on additional across the street parking area for the needs of the facility. The aforementioned additional parking lots are owned by the current pastor for the subject.

Structure

The Subject Property is improved with a two-story religious building structure with a full unfinished basement (three levels). The subject's Tax Card indicates that the building is a three story structure of $(12,675 + 12,675 + 12,675) = 38,025$ heated Sq. Ft. No building diagram was included on the subjects Tax Card. The building is rectangular in shape. The appraisers measurement for this structure is: $(9,945 + 9,945 + 8,445) = 28,335$ Sq. Ft. Only the ground floor is heated space. Therefore, the appraiser will use 9,945 +/-heated Sq. Ft. with additional non heated area as a measurement for this building in this appraisal.

The buildings foundation is brick wall basement. The buildings exterior walls are red brick. The structure is equipped with several stained glass windows. The structure is steel and wood supported. The building is not equipped with an elevator. The roof type is pitched painted wood/metal and includes no religious steeples. The ground floor is heated and cooled using two electric heat pumps with natural gas heating. The building is not equipped with an automatic fire sprinkler system. The building relies on public utilities for electrical, water, sewer, piped energy and telecommunication service.

