

STATE OF NORTH CAROLINA
 COUNTY OF POLK
 IN THE GENERAL COURT
 OF JUSTICE
 SUPERIOR COURT DIVISION
 BEFORE THE CLERK
 FILE No. 80sP-18

IN RE:
 HOWARD C. HELGERSON and
 wife,
 ADDELLA J. HELGERSON,
 Mortgagors and Record Owners;
 FORECLOSURE OF DEED OF
 TRUST RECORDED IN BOOK
 171 AT PAGE 1851 OF THE
 OFFICE OF THE REGISTER
 OF DEEDS OF POLK COUNTY,
 NORTH CAROLINA

NOTICE OF TRUSTEE'S
 SALE OF REAL ESTATE

UNDER AND BY VIRTUE of
 the power and authority contain-
 ed in that certain Deed of Trust
 executed and delivered by
 Howard C. Helgerson and wife,
 Addella J. Helgerson, to William
 A. McFarland, Trustee for Tryon
 Federal Savings and Loan
 Association, dated August 3, 1979,
 filed for registration on the 6th
 day of August, 1979, recorded in
 Book 172, Page 1851 in the Office
 of the Register of Deed of Polk
 County, North Carolina, and
 because of default having been
 made in payment of the
 indebtedness secured by said
 Deed of Trust, and, pursuant to
 demand of Tryon Federal
 Savings and Loan Association,
 the owner and holder of the said
 Deed of Trust and the indebted-
 ness secured by said Deed of
 Trust, and the Order of the Clerk
 of Superior Court for Polk
 County, North Carolina, entered
 in this foreclosure proceeding,
 the undersigned Trustee will
 offer for sale at public auction to
 the highest bidder for cash the
 real estate and improvements
 (referred to hereinafter collec-
 tively as "the property")
 hereinafter described in the
 manner and upon the terms and
 conditions as hereinafter stated.

1. This foreclosure sale is and
 shall be conducted pursuant to
 the terms and provisions of that
 certain Deed of Trust executed
 and delivered by Howard C.
 Helgerson and wife, Addella J.
 Helgerson, to William A. McFar-
 land, Trustee for Tryon Federal
 Savings and Loan Association,
 dated August 3, 1979, filed for
 registration on August 6, 1979 and
 recorded in Book 172 at Page 1851
 in the Office of the Register of
 Deed of Polk County, North
 Carolina.

The present record owner of

the property described in said
 Deed of Trust is Howard C.
 Helgerson and wife, Addella J.
 Helgerson.

2. The foreclosure sale will be
 conducted by the undersigned on
 the 27th day of June, 1980 at 12:00
 Noon at the Polk County Court
 House door, Columbus, North
 Carolina.

3. The real property which will
 be sold at the foreclosure sale is
 described as follows:

Located in White Oak Town-
 ship, County of Polk, State of
 North Carolina more particularly
 described and defined as follows:

BEGINNING at a new iron pin on
 the northwest side of State Road
 No. 1320 at the southwest and
 beginning corner of a 26½ acre
 tract of land conveyed to Thomas
 Blackwell by G. W. Justice, et ux,
 et al, by deed dated August 9,
 1920, recorded in Book 46, Page
 445, Polk County Registry,
 (which tract of land was
 subsequently conveyed to Burton
 Blackwell by Polk County by
 deed dated February 5, 1943,
 recorded in Book 81, Page 146,
 Polk County Registry) and
 running thence South 66 degrees
 27 minutes and 20 seconds East
 (crossing said State Road)
 1716.32 feet to a 12 inch White
 Oak; thence South 31 degrees 06
 minutes 40 seconds West 404.59
 feet to a new iron pin in a Black
 Gum Stump; thence North 83
 degrees 31 minutes and 10
 seconds West 1776.87 feet to an
 old iron pin by a stone; thence
 North 2 degrees 15 minutes and 30
 seconds West 250.79 feet to an old
 angle iron; thence North 35
 degrees 16 minutes and 50
 seconds East (crossing said State
 Road) 711.50 feet to the
 BEGINNING, containing 26.92
 acres, more or less, and being the
 identical property as shown and
 delineated on a certain plat
 entitled, "Earl O. and Emily L.
 Thompson & Barbara L. Smith,
 White Oak Twp., Polk County, N.
 C.", dated February 23, 1973, as
 prepared by Sam T. Marlowe,
 Surveyor, reference to which plat
 is hereby made in aid of the
 description.

The above described property is
 the identical property conveyed
 to Barbara L. Smith by Woodrow
 Dameron, et ux, by deed dated
 March 9, 1973, recorded in Book
 158, Page 618, Polk County
 Registry, reference to which
 deed is hereby made in aid of the
 description.

This conveyance is made,
 however, subject to the easement
 and right of way of the North
 Carolina State Highway Com-
 mission and of the public in and to
 that portion of the above
 described property located with-
 in the right of way of State Road
 No. 1320.

4. The property hereinbefore
 described in this Notice shall be
 sold for cash to the highest
 bidder. A cash deposit equal in
 amount to ten percent (10
 percent) of the last and highest
 bid may be required at the time
 of sale.

5. The property hereinabove
 described in this Notice shall be
 sold subject to the lien of all
 outstanding and unpaid taxes,
 and subject to all conditions,
 reservations, restrictions, ease-
 ments and rights-of-way appear-
 ing in the chain of title, or
 otherwise affecting the above
 described property.

6. This Notice shall be posted
 and advertised as required by
 law and by the said Deed of
 Trust, and after the sale, a
 Report of Sale will be entered
 immediately following the con-
 clusion of the sale and said sale
 shall remain open for raised or
 upset bid as by law required.

This 27th day of May, 1980.

William A. McFarland
 Trustee

adv. 2, 9, 16, 23, c.

Tryon Daily Bulletin, Mon., June 9, 1980

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