

EXHIBIT B

ADDITIONAL TERMS

Commissioner is the Seller, and his obligations hereunder are contingent upon court approval via confirmation of the sale.

Commissioner is conducting this sale pursuant to the provisions of the N.C. Judicial Sales Act, which shall control in the event that any language of this contract conflicts with said Act. Upon execution & delivery of this Offer to Purchase by Buyer and Seller, and receipt of the 5% Deposit, Commissioner will promptly file a Report of Sale beginning the start of the upset bid period. The initial upset bid period is 10-days beginning the day after the date of filing of the Report of Sale. If an upset bid is perfected, then another 10-day upset bid period will follow, until no upset bid is perfected within 10 days of the prior upset bid. Following expiration of said period(s), without a valid upset bid being filed, Commissioner will apply for a hearing and move for confirmation of the sale.

Buyer agrees to close within 30 days of the filed confirmation of sale, or as soon as practicable with providing proof of moving towards a closing.

Seller will convey a Commissioner's Deed, not a General Warranty Deed.

BUYER: _____(SEAL)

SELLER: _____(SEAL)
David R. Ford, Commissioner for Bruce, 24SP00-910