AUCTION TERMS & CONDITIONS FOR ALL SALES

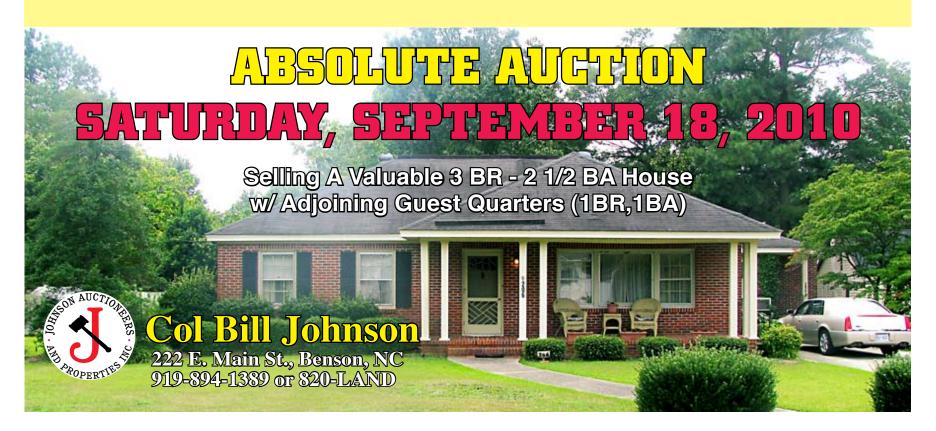
- 1. BUYER'S PREMIUM: A 10% "buyer's premium" will be added to the successful bidder's high bid and will be included in the total contract price.
- 2. CONDITIONS: The information contained in this brochure and all related auction materials are subject to the terms and conditions of the CONTRACT OF SALE. Under Title X, the purchaser of a single family residence built prior to 1978 has a maximum of 10 days to conduct a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards. Buyer's complete inspection of all property is encouraged prior to the sale. All property sells as is and with all faults, if any.
- 3. TERMS: 10% Earnest money deposit is required on day of sale with good check and bank letter of guarantee. Balance will be due on or before Monday, Oct. 18, 2010. Time is of the essence.
- 4. AUCTIONEERS DISCLAIMER: All information obtained herein is provided without representation of warranty as to the accuracy of the same. Buyer shall rely on their own judgement and inspection prior to sale. Property to be sold "AS IS!".
- 5. BROKER PARTICIPATION: A 2% commission will be paid to any licensed broker who properly registers a successful purchaser who closes on any property. 48 hour pre-registration required. Call for details.
- 6. ABSENTEE BIDS: Individuals unable to attend this auction may submit required certified funds along with a completed absentee bid form and signed "offer to purchase." Bids will be placed by the auctioneer for absentee bidders at the sale based on the instructions in the absentee bid form and should be delivered to Johnson Auctioneers & Properties, Inc. 24 hours prior to auction.
- 7. CONDUCT OF THE AUCTION: Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The order of the sale will be announced prior to the auction. Announcements for the podium at the time of the sale take precedence over all printed materials. The auctioneer or seller has the right to add or delete any items, tracts or lots and /or make any adjustments or revisions. The auctioneer reserves the right to remove any person or party from the auction including, but not limited to, a registered bidder or broker.
- 8. ATTENTION AUCTION BUYERS: We suggest that you arrive one hour prior to the Auction in order to register and have any last minute questions answered.
- ANY RECOMBINATIONS OF TRACTS will be grouped upon request. A recombination fee will apply.







Saturday, September 18 @ 10:00 AM



ABSOLUTE AUCTION

Sat. Sept. 18 @ 206 E. Holt St., Smithfield, NC

Selling a valuable 3 BR/ 2.5 BA Brick house w/ adjoining 1BR/1BA Guest Suite.

DIRECTIONS: From I 95 take exit 93 (Brogden Rd) travel West .8 miles - Crossover Brightleaf Blvd. (301) - slight Right on S 3rd - 1st Left on E. Holt - Property on Left — Watch for signs

Thursday, September 9th 4PM - 5PM, Agent on Site **OPEN HOUSE:**

Friday, September 17th 4PM - 5PM, Agent on Site

Saturday, September 18th 8:30 AM until sale time, Agent on site Also shown by Appointment

This beautiful, brick home is located in a nice, quiet neighborhood w/ a fenced in yard.

- Conveniently located near downtown shops and restaurants.
- All appliances (washer, dryer, stove, refrigerator) will convey with house.
- Hardwood floors under carpet.
- 2500 +/- SQ FT
- Large living room, dining room, breakfast nook, 3 large bedrooms, kitchen, laundry room, 2.5 bathrooms
- Adjoining 1 BR/1 BA guest suite W/ separate entrance (hardwood floors, stove & refrigerator)
- Attic space w/ roll down steps (Lots of Storage)
- GIS Johnston County NC Pin # 169306-28-7466

PERSONAL PROPERTY TO BE SOLD IMMEDIATELY **FOLLOWING THE SALE OF THE HOUSE**

Items To Be Sold

Noritake China (Summer Estate Pattern)

1 White handmade corner cabinets

Antique "Adam" mirror

Wall mirror

Old wheat pennies Old silver coins

Mechanical, vibrating twin bed

3 "Tiffany" Lamps Various lamps

Antique lamp

Pictures

Indian Art Pictures

Antique Wood table that folds into a bench

Old Books

Harvard Classics 20 volume set

America from year 1000-1925 12 volume set American Heritage from the 50's 12 volume set

Book shelf

4 sterling silver candle holders

Crystal turtle Jeweled turtle Turtle collection

Hand stitched wall print

2 brown "Jenny Lind" twin beds

2 antique end tables

Antique china hutch

China hutch

"Christina's World" framed print by A. Wyeth "Ground Hog Day" framed print by A. Wyeth

Portrait of young girl w/ flowers Antique sewing machine cabinet

w/ sewing machine

Antique sewing machine cabinet

Oak dresser

Chest of drawers

Chest w/ mirror

Maple Post bed (full/queen)

"Saturday Evening Post" Prints

"The out of the Past News Pictorial" Prints

"Revolutionary Men" Print

"Farm" print by Ogburn

Old sewing box w/ contents

World print

4 Antique, cane bottom, wicker chairs

Round dining table

"Mallard Duck" print by Anas Boschas Pecan Dining table w/end extensions

and 6 high back wicker chairs

Antique wicker rocker

Blue couch w/ 2 matching chairs

Grev couch Chair

Side table

Gold gooseneck rocking chair Octagon double decked end table

Brown pattern serving dishes

Old record player in wood cabinet

3 leg wall table Silver tea set

Silver coffee set Dot Hook print

Old trunk

Brooms

Mops

Dustpans

Vacuum

Computer desk Books

Pictures

Dishes

Pots &pans

Figurines Feather duster

Glasses

Mugs

Utensils

Filing cabinet

Old t.v.'s

Antique Bowl & Pitcher











































