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that the same is unencumbered except for the lien of the above described security instrument and the lien of unpaid real property taxes. Acceptance by the Grantee of this deed is conditioned upon the truth of the aforesaid representation and warranty and in the event the same shall at any time be determined to be untrue, the Grantee shall have the right, at its election, to declare this deed null and void and to foreclose the aforesaid security instrument in accordance with its terms.

TO HAVE AND TO HOLD the aforegranted premises to the said COMMERCIAL ACCEPTANCE CORPORATION, its successors and assigns, forever.

And we, for ourselves and our heirs and assigns, do hereby covenant with the said COMMERCIAL ACCEPTANCE CORPORATION, its successors and assigns, that we are lawfully seized in fee simple of the aforegranted premises; that they are free from all encumbrances; that we have good right to sell and convey the same, and that we will warrant and defend the said premises to the said COMMERCIAL ACCEPTANCE CORPORATION, its successors and assigns, forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15 day of Feb, 1967.

Johnny C. Bailey  
JOHNNY C. BAILEY

Dorothy P. Bailey  
DOROTHY P. BAILEY

John W. [Signature]  
First Witness

Paul M. [Signature]  
Second Witness

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