

and all the Estate, Title and Interest of the said

ROY M. WHITMAN

either in Law or Equity, of, in and to the said premises; **Together** with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; **To have and to hold** the same to the only proper use of the said

DOROTHY R. WHITMAN

her heirs and assigns forever.

**And the said**

ROY M. WHITMAN

for himself and his heirs, executors and administrators, does hereby **Covenant** with the said

DOROTHY R. WHITMAN

her heirs and assigns,

that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is **Clear, Free and Unincumbered; And further, That he does Warrant and Will Defend** the same against all claim or claims, of all persons whomsoever; **except taxes or assessments due or payable upon said real estate, which the grantee hereby assumes; and save and except a mortgage balance due or payable to the Tryon Federal Savings and Loan Association of Tyron N.C. in the original sum of \$5,604.00 which mortgage balance including principal and interest the grantee solely does hereby assume and agree to pay.**