

Provided, that it is understood that the North
 wall and those walls forming a part of the
 World Building are partly walls and only a one-half
 interest in said wall is conveyed, that the
 south wall is not a party-wall and the whole
 wall is conveyed
 And the said George G. Bayne and Madell P. Bayne,
 his wife, for their heirs, executors or administrators,
 or heirs-consequent, promise and agree to and
 with said parties of the second part, that as
 the obligors of these presents they are lawfully
 seized in their own right of an estate in fee simple
 independent of the estate of inheritance, in fee simple
 of, in and to all and singular the above
 granted and demanded premises, with the appurtenances,
 that the same are free, clear, discharged and
 unincumbered of and from all former grants,
 title, charges, judgments, taxes, assessments and
 incumbrances of whatever nature and kind soever,
 except all paving taxes also two mortgages amounting
 to \$9000. each - drawing interest at 5% per annum
 - which mortgages assume and agree to pay, both
 principal and receiving interest from March 6 1905
 - and that they will warrant and forever defend
 the same unto said parties of the second part,
 their heirs and assigns, against said parties
 of the first part, their heirs and assigns, and all and
 every person and person or persons claiming or
 claiming the same. And witnesses hereto, the said
 parties of the first part have hereunto set their
 hands the day and year first above written.