

GRANTEES OF REAL ESTATE, LIABILITY OF
Act of Jun. 12, 1878, P.L. 205, No. 235
AN ACT

Cl. 68

To define the liability of grantees of real estate for the encumbrances thereon.

Section 1. Grantee not to be liable for encumbrances

A grantee of real estate which is subject to ground rent or bound by mortgage or other encumbrance, shall not be personally liable for the payment of such ground rent, mortgage or other encumbrance, unless he shall, by an agreement in writing, have expressly assumed a personal liability therefor, or there shall be express words in the deed of conveyance stating that the grant is made on condition of the grantee assuming such personal liability: provided, that the use of the words "under and subject to the payment of such ground rent, mortgage or other encumbrance," shall not alone be so construed as to make such grantee personally liable as aforesaid. 1878, June 12, P.L. 205, Sec. 1.

Section 2. Extent of personal liability

The right to enforce such personal liability shall not enure to any person other than the person with whom such an agreement is made, nor shall such personal liability continue after the said grantee has bona fide parted with the encumbered property, unless he shall have expressly assumed such continuing liability. 1878, June 12, P.L. 205, Sec. 2.