

Articles of Agreement, Made this 16 day of Nov. sixteen

in the year of our Lord, one thousand nine hundred and D. A. Dorsey

BETWEEN James Sanders part y of the first part, and

part y of the second part,

WITNESSETH, That if the said part y of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said part y of the first part hereby covenant and agree to convey and assure to the said part y of the second part, in fee simple, clear of all incumbrances whatever, by a good and sufficient deed the lot, piece or parcel of ground situated in the County of Dade State of Florida, known and described as follows, to-wit:

The North (1/2) half of lot (8) in block (27) twenty seven, Johnson and Waddell addition, city of Miami, North.

and the said part y of the second part hereby covenant s and agree s to pay the said party of the first part the sum of two (\$200.00) hundred dollars in the manner following twenty five (\$25.00) dollars, on the signing, sealing and delivery of these presents and (\$10.00) dollars on the sixteenth day of each and every month thereafter until the full amount of two (\$200.00) hundred dollars have been fully paid.

with interest at the rate of 8 per centum per annum, payable semi-annually on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said lands subsequent to the year 1916, and to keep the buildings upon said premises insured in some company satisfactory to the part y of the first part in a sum not less than

Dollars during the term of this agreement. And in case of the failure of the said part y of the second part to make either of the payments or any part thereof, or to perform any of the covenants on his part hereby made and entered into, this contract shall, at the option of the party of the first part, be forfeited and terminated, and the part y of the second part shall forfeit all payments made by him on this contract; and such payments shall be retained by the said part y of the first part in full satisfaction and in liquidation of all damages by him sustained, and the said part y of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor.

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of:

Witness lines with (Seal) labels on the right side.

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in the year of our Lord, one thousand nine hundred and

BETWEEN D. A. Dorsey

James Sanders part Y of the first part, and

part y of the second part,

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