

STATE OF FLORIDA, Dade COUNTY.

On this day personally appeared before me, an officer authorized to take acknowledgments of deeds, etc., W. A. McClaran and Kenneth C. Hawkins to me well known respectively as president and secretary of Florida Southland Investment Co. and known to me to be the persons who executed the within agreement, and acknowledged that they executed the same as the officers of said corporation and as its act and deed for the purposes therein expressed.

Witness my hand and seal this 2nd day of March 1925

My commission expires _____ 19_____

Minnie A. Wilson

Notary Public, State of Florida-at-Large.
My Commission Expires Nov. 22nd, 1931

Received on within Contract the following sums:

DATE	INTEREST	PRINCIPAL	REMARKS	
19	\$	CTS.	\$	CTS.

DATE	INTEREST	PRINCIPAL	REMARKS	
19	\$	CTS.	\$	CTS.

Agreement for Deed

(FROM CORPORATION)

FLORIDA SOUTHLAND INVESTMENT CO.

To

D. A. DORSEY

Dated February 16th, 19 25.

Filed in the office of the Clerk of the Circuit Court of the County of _____ State of Florida, on the _____ day of _____, A. D. 19 _____ and recorded in Book _____ on Page _____

Clerk Circuit Court.

STRANGE PRINTING CO., MIAMI, FLA.

THIS AGREEMENT made and executed this 16th day of February—A. D. 192 5 .

by FLORIDA SOUTHLAND INVESTMENT CO., a corporation organized and existing under the laws of the State of Florida, with its principal place of business in the County of Dade and State of Florida,

party of the first part and D. A. DORSEY

of the County of Dade and State of Florida 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 party of the first part covenants and agrees to convey and assign to the said part y of the second part in fee simple, clear of all encumbrances whatever, a good and sufficient warranty deed to the following described lands, situate, lying and being in the County of Dade and State of Florida, and more particularly described as follows, to-wit:

Lot 15,

of Block 1, "Hallandale By-The-Sea" of _____ according to the plat thereof recorded in Plat Book No. 6, at page 10 of the public records of Broward County, Florida.

And the said part y of the second part hereby covenants and agrees to pay to the said party of the first part the sum of Seventeen Hundred (\$1700.00) Dollars in the manner following:

Four Hundred and Twenty-five (\$425.00) Dollars, the receipt of which is hereby acknowledged, and the balance Twelve Hundred and Seventy-five (\$1275.00) Dollars in twelve (12) equal payments of One Hundred Six and 25/100 (\$106.25) Dollars each, due and payable on or before three (3), six (6), nine (9), twelve (12), fifteen (15), eighteen (18), twenty-one (21), twenty-four (24), twenty-seven (27), thirty (30), thirty-three (33), and thirty-six (36) months after date hereof, with interest at the rate of 8% per annum, payable quarterly on the whole sum remaining from time to time unpaid.

The deferred payments mentioned herein are further evidenced by twelve (12) Promissory Notes of even date herewith, payable to the order of the Florida Southland Investment Company, 138 N. E. 1st Street, Miami, Fla., or such other place which the legal holder of the notes shall designate in writing.

And to pay taxes, assessments or impositions that may be legally levied or imposed upon said land subsequent to the year 192 4 .

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, said 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 party of the first part in full satisfaction and liquidation for all damages by it sustained and the said party 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; or the said party of the first part shall at its election and option have the right to cancel and foreclose this agreement by suit at law or in equity and in such event the part y of the second part agree to to pay all costs, charges and expenses incurred by the party of the first part in the cancellation and foreclosure of this agreement, including a reasonable attorney's fee.

It is mutually agreed by and between the parties hereto that the time of payment shall be an essential part of this agreement and that all covenants and agreements herein contained be extended to and be obligatory upon the successors, heirs, executors, administrators and assigns of the respective parties hereto.

It is also mutually agreed between the parties hereto that said deed of conveyance shall contain the following conditions, restrictions and limitations which are intended to be and shall be taken as covenants to run with the land and shall be taken as conditions of said conveyance and one of the express conditions thereof, to-wit:

First: No residence or other building shall be constructed or erected on any lot hereby conveyed unless the same shall cost at least—**Three Thousand (\$3000.00) Dollars**—said amount to be actually expended in the construction and erection of such residence building and not for fees in connection therewith or in the construction of any out buildings thereon. And no frame or wooden buildings shall be constructed on any lot hereby conveyed, except, that buildings thereon may be constructed with stucco finish.

2. No structure shall be erected or other provision made on any lot hereby conveyed for the care of horses, cows, cattle, hogs or poultry nor shall any horses, cows, cattle, hogs or poultry be kept or raised thereon.

3. No buildings shall be constructed or erected on any of the lots hereby conveyed so that the frontage or any part of said building or any projection thereof shall be nearer than—**Two**—feet front from the line of said lot.

4. None of the lots hereby conveyed shall be sold, leased, or rented in any form or manner by any title either legal or equitable to any person or persons other than of the Caucasian race nor to any firm or corporation of which any person or persons other than of the Caucasian race shall be a member or stockholder.

5. The conditions, restrictions and limitations of this instrument shall not be construed so as to prevent and limit the grantee,—**His**—executors, administrators, legal representatives, heirs, successors and assigns from keeping and maintaining on the real estate hereby conveyed, such servants as may be required for family use.

6. That no cesspools will be permitted but suitable septic tanks approved by public health authorities shall be constructed by the lot owners of the lots hereby conveyed.

Violation in whole or in part of any of the aforesaid conditions, restrictions and limitations by the grantee or—**His**—heirs, shall cause the said above described and conveyed real estate immediately to revert to the grantor, its successors or assigns and shall entitle the grantor, its successors or assigns immediately to enter upon said property without notice to take possession of the same with full title and fee simple together with all improvements thereon.

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



FLORIDA SOUTHLAND INVESTMENT CO.

By W. M. Clark (SEAL)
President

Attest Samuel H. Harkins (Seal)
Secretary.

D. A. Dorsey (SEAL)

_____ (SEAL)

Signed, sealed and delivered
in the presence of:

Lillian C. Warren
Minnie H. Wilson

DUPLICATE

[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]

Wm. H. P. W.



William H. P. W.
Washington D. C.

No. 1. \$ 106.25

Miami, Florida, February 16th, 1925.

On or before three (3) months after date, for value received,

I promise to pay to the order of Florida Southland Investment Company

One Hundred Six and 25/100 DOLLARS

at 138 N. E. 1st Street, of Miami, Florida

with interest thereon at the rate of Eight per cent. per annum from Feb. 16, 1925 until fully paid. Interest payable ~~semi-annually~~ ^{quarterly}. The maker and endorser of this note further agree to waive demand, notice of non-payment and protest; and in case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. Deferred interest payments to bear interest from maturity at Eight per cent. per annum ~~semi-annually~~ ^{quarterly}. This note shall be joint and several if executed by more than one party.

D. A. Dorsey (Seal)

Due May 16th, 1925. (Seal)

Duplicate

No. 2. \$ 106.25

Miami, Florida, February 16th, 1925.

On or before six (6) months after date, for value received,

I promise to pay to the order of Florida Southland Investment Company

One Hundred Six and 25/100 DOLLARS

at 138 N. E. First Street, of Miami, Florida,

with interest thereon at the rate of Eight per cent. per annum from Feb. 16, 1925 until fully paid. Interest payable quarterly ~~semi-annually~~. The maker and endorser of this note further agree to waive demand, notice of non-payment and protest; and in case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. Deferred interest payments to bear interest from maturity at Eight per cent. per annum quarterly ~~semi-annually~~. This note shall be joint and several if executed by more than one party.

D. A. Dorsey (Seal)

Due August 16th, 1925. (Seal)

Duplicate

No. 3. \$ 106.25

Miami, Florida, February 16th, 1925.

On or before nine (9) months after date, for value received,

I promise to pay to the order of Florida Southland Investment Company

One Hundred Six and 25/100 DOLLARS

at 138 N. E. First Street, of Miami, Florida

with interest thereon at the rate of Eight per cent, per annum from Feb. 16, 1925 until fully paid. Interest payable quarterly. The maker and endorser of this note further agree to waive demand, notice of non-payment and protest; and in case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. Deferred interest payments to bear interest from maturity at Eight per cent, per annum quarterly. This note shall be joint and several if executed by more than one party.

D. A. Dorsey (Seal)

Due November 16th, 1925. (Seal)

Duplicate

No. 4. \$ 106.25

Miami, Florida, February 16th., 1925.

On or before twelve (12) months after date, for value received,

I promise to pay to the order of Florida Southland Investment Company

One Hundred Six and 25/100 DOLLARS

at 138 N. E. First Street, of Miami, Florida

with interest thereon at the rate of Eight per cent. per annum from Feb. 16, 1925 until fully paid. Interest payable ~~semi-annually~~ quarterly. The maker and endorser of this note further agree to waive demand, notice of non-payment and protest; and in case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. Deferred interest payments to bear interest from maturity at Eight per cent. per annum ~~semi-annually~~ quarterly. This note shall be joint and several if executed by more than one party.

D. A. Dorsey (Seal)

Due February 16th., 1926. (Seal)

Duplicate

No. 5. \$ 106.25

Miami, Florida, February 16th., 1925.

On or before fifteen (15) months after date, for value received,

I promise to pay to the order of Florida Southland Investment Company

One Hundred Six and 25/100 DOLLARS

at 138 N. E. First Street, of Miami, Florida

with interest thereon at the rate of Eight per cent. per annum from Feb. 16, 1925 until fully paid. Interest payable ^{quarterly} ~~semi-annually~~. The maker and endorser of this note further agree to waive demand, notice of non-payment and protest; and in case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. Deferred interest payments to bear interest from maturity at Eight per cent. per annum ^{quarterly} ~~semi-annually~~. This note shall be joint and several if executed by more than one party.

D. A. Dorsey (Seal)

Due May 16th., 1925. (Seal)

Duplicate

No. 6. \$ 106.25

Miami, Florida, February 16th., 1925.

On or before eighteen (18) months after date, for value received,

I promise to pay to the order of Florida Southland Investment Company

One Hundred Six and 25/100 DOLLARS

at 138 N. E. First Street, of Miami, Florida

with interest thereon at the rate of Eight per cent. per annum from Feb. 16, 1925 until fully paid. Interest payable quarterly. The maker and endorser of this note further agree to waive demand, notice of non-payment and protest; and in case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. Deferred interest payments to bear interest from maturity at Eight per cent. per annum quarterly. This note shall be joint and several if executed by more than one party.

D. A. Dorsey (Seal)

Due August 16th., 1926. (Seal)

Duplicate

No. 7. \$ 106.25

Miami, Florida, February 16th., 1925.

On or before twenty-one (21) months after date, for value received,

I promise to pay to the order of Florida Southland Investment Company

One Hundred Six and 25/100 DOLLARS

at 138 N. E. First Street, of Miami, Florida

with interest thereon at the rate of Eight per cent. per annum from Feb. 16, 1925 until fully paid. Interest payable quarterly. The maker and endorser of this note further agree to waive demand, notice of non-payment and protest; and in case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. Deferred interest payments to bear interest from maturity at Eight per cent. per annum quarterly. This note shall be joint and several if executed by more than one party.

D. A. Dorsey (Seal)

Due November 16th., 1925. Duplicate (Seal)

No. 8. \$ 106.25

Miami, Florida, February 16th, 1925.

On or before two (2) years

after date, for value received,

I promise to pay to the order of

Florida Southland Investment Company

One Hundred Six and 25/100

DOLLARS

at 138 N. E. First Street, of Miami, Florida,

with interest thereon at the rate of Eight per cent. per annum from Feb. 16, 1925 until fully paid. Interest payable quarterly. The maker and endorser of this note further agree to waive demand, notice of non-payment and protest; and in case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. Deferred interest payments to bear interest from maturity at Eight per cent. per annum quarterly. This note shall be joint and several if executed by more than one party.

D. A. Dorsey (Seal)

Due February 16th, 1927.

Duplicate (Seal)

No. 9. \$ 106.25

Miami, Florida, February 16th., 1925.

On or before twenty-seven (27) months after date, for value received,

I promise to pay to the order of Florida Southland Investment Company

One Hundred Six and 25/100 DOLLARS

at 138 N. E. First Street., of Miami, Florida

with interest thereon at the rate of Eight per cent. per annum from Feb. 16, 1925 until fully paid. Interest payable ~~semi-annually~~ quarterly. The maker and endorser of this note further agree to waive demand, notice of non-payment and protest; and in case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. Deferred interest payments to bear interest from maturity at Eight per cent. per annum ~~semi-annually~~ quarterly. This note shall be joint and several if executed by more than one party.

D. A. Dorsey (Seal)

Due May 16th., 1927. Duplicate (Seal)

No. 10. \$ 106.25

Miami, Florida, February 16th., 192 5.

On or before thirty (30) months after date, for value received,

I promise to pay to the order of Florida Southland Investment Company

One Hundred Six and 25/100 DOLLARS

at 138 N. E. First Street., of Miami, Florida

with interest thereon at the rate of Eight per cent. per annum from Feb. 16, 1925 until fully paid. Interest payable ^{quarterly} ~~semi-annually~~. The maker and endorser of this note further agree to waive demand, notice of non-payment and protest; and in case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. Deferred interest payments to bear interest from maturity at Eight per cent. per annum ^{quarterly} ~~semi-annually~~. This note shall be joint and several if executed by more than one party.

D. A. Dorsey (Seal)

Due August 16th., 192 7. Duplicate (Seal)

No. 11. \$ 106.25

Miami, Florida, February 16th., 192 5.

On or before thirty-three (33) months after date, for value received,

I promise to pay to the order of Florida Southland Investment Company

One Hundred Six and 25/100 DOLLARS

at 138 N. E. First Street,, of Miami, Florida

with interest thereon at the rate of Eight per cent. per annum from Feb. 16, 1925 until fully paid. Interest payable ~~semi-annually~~ quarterly. The maker and endorser of this note further agree to waive demand, notice of non-payment and protest; and in case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. Deferred interest payments to bear interest from maturity at Eight per cent. per annum ~~semi-annually~~ quarterly. This note shall be joint and several if executed by more than one party.

D. A. Dorsey (Seal)

Due November 16th., 192 7. Duplicate (Seal)

No. 12. \$ 106.25

Miami, Florida, February 16th, 1925.

On or before three (3) years after date, for value received,

I promise to pay to the order of Florida Southland Investment Company

One Hundred Six and 25/100 DOLLARS

at 138 N. E. First Street, of Miami, Florida

with interest thereon at the rate of Eight per cent. per annum from Feb. 16, 1925 until fully paid. Interest payable ^{quarterly} ~~semi-annually~~. The maker and endorser of this note further agree to waive demand, notice of non-payment and protest; and in case suit shall be brought for the collection hereof, or the same has to be collected upon demand of an attorney, to pay reasonable attorney's fees for making such collection. Deferred interest payments to bear interest from maturity at Eight per cent. per annum ^{quarterly} ~~semi-annually~~. This note shall be joint and several if executed by more than one party.

D. A. Dorsey (Seal)

Due February 16th, 1928. Duplicate (Seal)