

Mortgage Deed

(From Corporation)

Baker - Riddle Company
To

D. A. Dorsey

Date January 22, 1925.

ABSTRACT OF DESCRIPTION

Filed for record on the _____ day of _____, 192____, and recorded in Mortgage Book _____, Page _____ public records of _____ County, Florida.

Clerk Circuit Court.

THE HEETY PRESS, MIAMI

D. A. Dorsey
1009 St. Andrews
Miami

COUNTY OF Florida
STATE OF Dade

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of Florida, duly qualified and acting, HEREBY CERTIFY that D. F. Baker and W. A. Riddle, respectively as President and Secretary of the Baker - Riddle Company

_____, to me personally known, this day acknowledged before me that they executed the foregoing mortgage as such officers of said corporation, and that they affixed thereto the official seal of said corporation; and I FURTHER CERTIFY that I know the said persons making said acknowledgments to be the individuals described in and who executed the said mortgage.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Miami said County and State, this 22nd day of January A. D., 1925.

Katherine M. Moore

~~My commission expires _____ 192_____ Notary Public, State of Florida at Large.~~



Notary Public for the State of Florida at Large.
My Commission Expires April 25, 1928

RECORD VERIFIED

STATE OF FLORIDA
COUNTY OF MIAMI

01th
Jan. 25
454
meys
Franklin Bryan
Clk of Circuit Court
M. C. Turner
Deputy Clerk

THIS MORTGAGE DEED, Executed the 22nd day of January
 A. D., 1925, by Baker-Riddle Company
 a corporation existing under the laws of the State of Florida and having its
 principal place of business at Miami, Florida
 party of the first part, hereinafter called the Mortgagor, to D. A. Dorsey
 part 4 of the second part, hereinafter called the Mortgagee.

WITNESSETH, That for divers good and valuable considerations, and also in consideration of
 the aggregate sum named in the promissory note of even date herewith, hereinafter described, the
 said Mortgagor doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said
 Mortgagee, his heirs and assigns, in fee simple, all that certain tract of land, of which the
 said Mortgagor is now seized and possessed, and in actual possession, situate in Broward
 County, State of Florida, described as follows:

North East quarter (NE 1/4) of the North-
East quarter (NE 1/4) of Section twenty
Two - (22) Township 5 S, South, Range
41, East, containing forty (40) acres,
more or less.

Harry C Miller
North Side, Pittsburg Pa
1026 Stanford Road

TO HAVE AND TO HOLD the same together with the tenements, hereditaments and appurtenances, unto the said Mortgagee, and his heirs and assigns, in fee simple.

AND said Mortgagor, for itself and its successors, legal representatives and assigns, doth covenant, with said Mortgagee, his heirs, legal representatives and assigns, that said Mortgagor is indefeasibly seized of said land in fee simple, that the said Mortgagor hath full power and lawful right to convey said land in fee simple as aforesaid; that it shall be lawful for said Mortgagee, his heirs, legal representatives and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all incumbrances; that said Mortgagor, its successors and legal representatives, will make such further assurances to perfect the fee simple title to said land in said Mortgagee, his heirs, legal representatives and assigns, as may reasonably be required; and that said Mortgagor doth hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, that if said Mortgagor, its successors, legal representatives or assigns shall pay unto the said Mortgagee, his legal representatives or assigns, the certain promissory note \$, of which the following in words and figures are true copies to-wit:

C O P Y

No. 1 \$ 2666.00 Miami, Florida, January 22, 1925

On or before one years *after date, for value received,*

I *promise to pay to the order of* D. A. Dorsey

Two Thousand Six Hundred Sixty-six and no/100 - - - - - Dollars

Payable at Miami Bank & Trust Company *of Miami, Florida.*

with interest thereon at the rate of -8- per cent, per annum from _____ date _____ until fully paid. Interests payable 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 _____ per cent. per annum, payable semi-annually.

Due _____ 192_____

BAKER - RIDDLE COMPANY (SEAL)

By D. F. Baker, President (SEAL)

Mr. Foster's Store, Miami, Fla.

Payable at Miami Bank & Trust Company *of Miami, Florida.*

with interest thereon at the rate of -8- per cent, per annum from _____ date _____ until fully paid. Interests payable 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 -8- per cent. per annum, payable semi-annually.

Due _____ 192_____

BAKER - RIDDLE COMPANY (SEAL)

By D. F. Baker, President (SEAL)

Mr. Foster's Store, Miami, Fla.

On or before three years *after date, for value received,*

I *promise to pay to the order of* D. A. Dorsey

Two thousand Six Hundred Sixty-seven and no/100 - - - - - Dollars

Payable at Miami Bank & Trust Company *of Miami, Florida.*

with interest thereon at the rate of -8- per cent, per annum from _____ date _____ until fully paid. Interests payable 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 _____ per cent. per annum, payable semi-annually.

Due _____ 192_____

BAKER - RIDDLE COMPANY (SEAL)

By D. F. Baker, President (SEAL)

Mr. Foster's Store, Miami, Fla.

TO HAVE AND TO HOLD the same together with the tenements, hereditaments and appurtenances, unto the said Mortgagee, and his heirs and assigns, in fee simple.

AND said Mortgagor, for itself and its successors, legal representatives and assigns, doth covenant, with said Mortgagee, his heirs, legal representatives and assigns, that said Mortgagor is indefeasibly seized of said land in fee simple, that the said Mortgagor hath full power and lawful right to convey said land in fee simple as aforesaid; that it shall be lawful for said Mortgagee his heirs, legal representatives and assigns at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all incumbrances; that said Mortgagor, its successors and legal representatives, will make such further assurances to perfect the fee simple title to said land in said Mortgagee, his heirs, legal representatives and

C O P Y

No. 2 \$2667.00 Miami, Florida, January 22, 1925

On or before two years after date, for value received,

I promise to pay to the order of D. A. Dorsey

Two Thousand Six Hundred Sixty-seven and no/100 - - - - - Dollars

Payable at Miami Bank & Trust Company of Miami, Florida.

with interest thereon at the rate of -8- per cent. per annum from date until fully paid. Interests payable 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 -8- per cent. per annum, payable semi-annually.

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BAKER - RIDDLE COMPANY (SEAL)

Due 1925 By D. F. Baker, President (SEAL)

Mr. Foster's Store, Miami, Fla.

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PROVIDED ALWAYS, that if said Mortgagor, its successors, legal representatives or assigns shall pay unto the said Mortgagee, his legal representatives or assigns, the certain promissory note \$, of which the following in words and figures are true copies to-wit:

C O P Y

No. 1 \$ 2666.00 Miami, Florida, January 22, 1925

On or before one years *after date, for value received,*

I promise to pay to the order of D. A. Dorsey

Two Thousand Six Hundred Sixty-six and no/100 - - - - - Dollars

Payable at Miami Bank & Trust Company of Miami, Florida.

with interest thereon at the rate of -8- per cent. per annum from date until fully paid. Interests payable 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 is 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 - - - - - per cent. per annum, payable semi-annually.

Due 192

BAKER - RIDDLE COMPANY (SEAL)

By D. F. Baker, President (SEAL)

Mr. Foster's Store, Miami, Fla.

C O P Y

No. 3 \$ 2667.00 Miami, Florida, January 22, 1925

On or before three years *after date, for value received,*

I promise to pay to the order of D. A. Dorsey

Two thousand Six Hundred Sixty-seven and no/100 - - - - - Dollars

Payable at Miami Bank & Trust Company of Miami, Florida.

with interest thereon at the rate of -8- per cent. per annum from date until fully paid. Interests payable 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 is 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 - - - - - per cent. per annum, payable semi-annually.

Due 192

BAKER - RIDDLE COMPANY (SEAL)

By D. F. Baker, President (SEAL)

Mr. Foster's Store, Miami, Fla.

TO HAVE AND TO HOLD the same together with the tenements, hereditaments and appurtenances, unto the said Mortgagee, and his heirs and assigns, in fee simple.

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PROVIDED ALWAYS, that if said Mortgagor, its successors, legal representatives or assigns shall pay unto the said Mortgagee, his legal representatives or assigns, the certain promissory note $\$$, of which the following in words and figures are true copies to-wit:

No. 1	\$ 2666.00	C O P Y	Miami, Florida	January 22, 1925
On or before one years	after date, for value received,			
I	promise to pay to the order of D. A. Dorsey			
Two Thousand Six Hundred Sixty-six and no/100				Dollars
Payable at	Miami Bank & Trust Company			of Miami, Florida.
<small>with interest thereon at the rate of 8% per cent, per annum from date until fully paid. Interests payable 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 per cent. per annum, payable semi-annually.</small>				
Due	192	BAKER - RIDDLE COMPANY		(SEAL)
Mr. Foster's Store, Miami, Fla.		By D. F. Baker, President		(SEAL)

and shall perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note $\$$ and of this deed, then this deed and the estate hereby created shall cease and be null and void.

AND the said Mortgagor, for itself and its successors, legal representatives and assigns, hereby covenant and agree:

1. To pay all and singular the principal and interest and other sums of money payable by virtue of said promissory note $\$$ and this deed, or either, promptly on the days respectively the same severally become due.

2. To pay all and singular the taxes, assessments, levies, liabilities, obligations and incumbrances of every nature on said described property each and every, and if the same be not promptly paid the said Mortgagee, his heirs, legal representatives or assigns, may at any time pay the same without waiving or affecting the option to foreclose or any right hereunder, and every payment so made shall bear interest from the date thereof at the rate of Eight per cent. per annum.

3. To pay all and singular the costs, charges and expenses, including lawyer's fees, reasonably incurred or paid at any time by said Mortgagee, his heirs, legal representatives or assigns, because of the failure on the part of the said Mortgagor, its successors, legal representatives or assigns, to perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note ^S and this deed, or either, and every such payment shall bear interest from date at the rate of Eight per cent. per annum.

4. To keep the buildings now or hereafter on said land insured in a sum not less than full insurable value Dollars, in a company or companies to be approved by said Mortgagee, and the policy or policies held by and payable to said Mortgagee, his heirs, legal representatives or assigns, and in the event any sum of money becomes payable under such policy or policies, the Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit the Mortgagor to receive and use it, or any part thereof, for other purposes, without thereby waiving or impairing any equity lien or right under or by virtue of this mortgage, and may place and pay for such insurance or any part thereof without waiving or affecting the option to foreclose or any right hereunder, and each and every such payment shall bear interest from date at the rate of Eight per cent. per annum.

5. To commit, permit or suffer no waste, impairment or deterioration of said property or any part thereof.

6. To perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants in said promissory note ^S and in this deed set forth.

7. If any of said sums of money herein referred to be not promptly and fully paid within Thirty days next after the same severally become due and payable, or if each and every the stipulations, agreements, conditions and covenants of said promissory note ^S and this deed, or either, are not duly performed, complied with and abided by, the said aggregate sum mentioned in said promissory note ^S shall become due and payable forthwith or thereafter at the option of the Mortgagee, his heirs, legal representatives or assigns, as fully and completely as if the said aggregate sum of Eight Thousand dollars was originally stipulated to be paid on such day, anything in said promissory note ^S or herein to the contrary notwithstanding.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its _____ the day and year above written.

(Corporate Seal)

Attest: W. H. Riddle
Secretary.

Signed, sealed and delivered in our presence:

Katherine M. Moore
C. D. De Witt

Raker Riddle Co
By A. J. Raker
President.

No. 2 \$ 2667.00

Miami, Florida, January 22, 1925

On or before two years

after date, for value received,

I *promise to pay to the order of* D. A. Dorsey

Two Thousand Six Hundred Sixty-seven and no/100 - - - - *Dollars*

Payable at Miami Bank & Trust Company, *of Miami, Florida.*

*with interest thereon at the rate of - 8 - per cent, per annum from _____ date _____ until fully paid. Interests payable 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 thereof, 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 - 8 - per cent
per annum, payable semi-annually.*

BAKER - RIDDLE COMPANY (SEAL)

Due _____ 1925

By *D. J. Baker* (SEAL)

President

without recourse to me
D. Dorsey

106.67
Int to 7/22/25
D. Dorsey

ENDORSEMENTS

DATE INTEREST TO PRINCIPAL

7/22	\$ 106.67		\$ 27
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$



No. 3 \$2667.00

Miami, Florida, January 22, 1925

On or before three years

after date, for value received,

I promise to pay to the order of D. A. Dorsey

Two thousand Six Hundred Sixty-seven and no/100

Dollars

Payable at Miami Bank & Trust Company

of Miami, Florida.

with interest thereon at the rate of -8- per cent, per annum from _____ date _____ until fully paid. Interests payable 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 -8- per cent. per annum, payable semi-annually.

Due _____ 192_____

BAKER - RIDDLE COMPANY (SEAL)

By *D. J. Baker* (SEAL)

President

Without Recourse to me
D A Darsey

Aug 4 1925 Recd Int +

106.67

Int to 7/22/25
D A Darsey

ENDORSEMENTS

DATE	INTEREST	TO	PRINCIPAL
FEB 3 1926	\$ 106.67		\$ 27
	\$		\$
	\$		\$
	\$		\$
	\$		\$
	\$		\$

