This	Mortgage	Deed,	Executed	the 1	5th. day	of July
A. D. 1	1916 by D.A	.Dorsej	oined	l by h	is wife	

hereinafter called the Mortgagors , to Edwin Nelson

hereinafter called the Mortgagee,

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

Lots Two (") and Three (3) of Block One (1) and all of Blocks Numbered
Three (3) Four (4) Five (5) Six (6) Seven (7) Eight (8) Nine (9)
Ten (10) and Eleven, according to Edwin Nelsons amended Plat of Railroam
Addition to Miami, said Plat being recorded in Plat Book '3' at Page
'205' Records of Dade County, Florida.

Party of the second part hereby agrees to assume the balance due on a certain mortgage give by Edwin Nelson and Ida E. Nelson in the sum of \$600.00 to the when it is due. \$300.00 November 1916, and \$300. November 1917 together with interest at the rate of 8 per cent. Said mortgage being recorded in Book page records of Dade County.

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 Mortgagors, for themselves and their heirs, legal representatives and assigns. do covenant with said Mortgagee, his heirs, legal representatives and assigns, that said Mortgagors, have full power and lawful right to convey said land in fee simple; that the said Mortgagors, have 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 Mortgagors, their heirs 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 Mortgagors do 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 s, their heirs, legal representatives of
assigns, shall pay unto the said Mortgagee , his legal representatives or assigns, the certain
promissory noteS, of which the following in words and figures. STO true cop ies to-wit
Land Cooking or Speed accompaintment .
The Particular Court of the Cou
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Charles and the control of the contr

and covenants of said promissory note. S. and of this deed, then this deed and the estate thereby created shall cease and be null and void.

AND the said MortgagorS for themselves and their heirs, legal representatives and assigns, hereby covenant and agree :