

This Mortgage Deed, Executed the 25th day of August  
A. D. 19 19 by D. A. Dorsey and Rebecca Dorsey, his wife

hereinafter called the Mortgagor s, to Ida E. 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 note s of even date herewith, hereinafter described, the said Mortgagor s do grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee her heirs and assigns, in fee simple, all the certain tract of land, of which the said Mortgagor s are now seized and possessed, and in actual possession, situate in

Dade County, State of Florida, described as follows:

Lot Two (2) and Three (3) of Block One (1):

Blocks Three (3), Four (4), Five (5), six (6), Seven (7) Eight (8), Nine (9), Ten (10), Eleven (11), according to Edwin Nelson's Plat of the Railroad Addition to Miami, said plat being recorded in Book 3 on page 205 in the office of the Clerk of the Circuit Court in and for Dade County, Florida.

Any Lot covered by this Mortgage may be released upon the payment of Seventy-five (\$75.00) Dollars.

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

AND said Mortgagor s, for themselves and their heirs, legal representatives and assigns do covenant with said Mortgagee, her heirs, legal representatives and assigns; that said Mortgagor s, are indefeasibly seized of said land in fee simple; that the said Mortgagor s, have full power and lawful right to convey said land in fee simple as aforesaid; that it shall be lawful for said Mortgagee, her 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 s, their heirs and legal representatives, will make such further assurances to perfect the fee simple title to said land in said Mortgagee, her heirs, legal representatives and assigns, as may reasonably be required; and that said Mortgagor s will 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 or assigns, shall pay unto the said Mortgagee, her legal representatives or assigns, the certain promissory note s, of which the following in words and figures are true copies, to-wit:

No. \$ 500.00 (COPY) Miami, Florida, August 25th 1919

On or before One years after date, for value received.

we promise to pay to the order of Ida E. Nelson

FIVE HUNDRED AND NO/100 DOLLARS

at Southern 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.

I. R. Stamps 10¢ attached to original Note. 191 D. A. Dorsey (Seal)

Rebecca Dorsey. (Seal)

E. B. DOUGLAS CO., MIAMI, FLA.

Rebecca Dorsey. (Seal)

E. B. DOUGLAS CO., MIAMI, FLA.

Rebecca Dorsey. (Seal)

E. B. DOUGLAS CO., MIAMI, FLA.

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

AND the said Mortgagor s, for themselves and their heirs, legal representatives and assigns, hereby do 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<sup>s</sup> and this deed, or either, promptly on the days respectively the same severally come 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, her 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, her heirs, legal representatives or assigns, because of the failure on the part of the said Mortgagor<sup>s</sup>, their heirs, legal representatives or assigns, to perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note<sup>s</sup> and this deed, or either, and every such payment shall bear interest from date at the rate of eight per cent. per annum.

~~To keep the buildings now or hereafter on said land insured in a sum not less than \_\_\_\_\_ dollars, in a company or companies to be approved by said Mortgagee, and the policy or policies held by and payable to said Mortgagee, \_\_\_\_\_ heirs, legal representatives or assigns, and in the event any sum of money becomes payable under such policy or policies, the Mortgagee, \_\_\_\_\_ heirs, 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 \_\_\_\_\_ per cent. per annum.~~

5. To permit, commit 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<sup>s</sup> and in this deed set forth.

7. If any of said sums of money herein referred to be not promptly and fully paid within 30 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<sup>s</sup> and this deed, or either, are not duly performed, complied with and abided by, the said aggregate sum mentioned in said promissory note<sup>s</sup> shall become due and payable forthwith or thereafter at the option of the Mortgagee, her heirs, legal representatives or assigns, as fully and completely as if the said aggregate sum of THIRTY-FIVE HUNDRED AND NO/100 dollars was originally stipulated to be paid on such day, anything in said promissory note<sup>s</sup> or herein to the contrary notwithstanding.

IN WITNESS WHEREOF, the said Mortgagor<sup>s</sup> have hereunto set their hands and seal<sup>s</sup> the day and year first above written.

Signed, sealed and delivered in the presence of:

Orlo Estlin  
Bessie Wilson

D A Dorsey (Seal)  
Rebecca Dorsey (Seal)



1919  
AUG  
128

Drew's Form E. E. 6

# Mortgage Deed.

D. A. Dorsey, & Wife.

To

Ida E. Nelson,

Date August 25th, 1919.

Abstract of Description.

RECORD VERIFIED

Filed for record on the 25th day of August, 1919, and recorded in Mortgage Book 99, Page 10

public records of Dade

County, Florida

By Benjamin D. Dorsey, Clerk of the Circuit Court.  
The H. & W. B. Drew Company, Jacksonville, Fla. 4-2-19

Ed 272

State of Florida.

County 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. A. Dorsey and Rebecca Dorsey, his wife

to me personally known, this day acknowledged before me that they executed the foregoing mortgage, and I FURTHER CERTIFY that I know the said persons making said acknowledgment to be the individuals described in and who executed the said mortgage. AND I FURTHER CERTIFY that said Rebecca Dorsey is known to me to be the wife of said

D. A. Dorsey and that she this day acknowledged to and before me, separately and apart from her husband, that she executed the said mortgage deed for the purpose of renouncing and relinquishing her dower and right of dower and separate estate in and to the lands therein described, and that she executed the same freely and voluntarily and without compulsion, constraint, apprehension or fear of or from her said husband.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Miami said County and State, this 25th day of August A. D. 1919.

Orlo E. Hainline  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
My Commission Expires Aug. 21, 1921

No. \$ 500.00 (COPY) Miami, Florida, August 25th, 1919

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

we promise to pay to the order of Ida E. Nelson

~~FIVE HUNDRED AND No/100~~ DOLLARS

at Southern 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

I. R. Stamps 10¢ attached  
to original Note

Due 191

D.A. Dorsey (Seal)

Rebecca Dorsey. (Seal)

No. \$ 500.00 (COPY) Miami, Florida, August 25 191 9

On or before Five Years after date, for value received.

We promise to pay to the order of Ida E. Nelson

-----FIVE HUNDRED AND No/100----- DOLLARS

at Southern 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.

I. R. Stamps. 10¢ attached to D. A. Dorsey (Seal)  
Due original Note. 191

Rebecca Dorsey. (Seal)

No. \_\_\_\_\_ \$ 500.00 (COPY) Miami, Florida, August 25th 191 9

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

We promise to pay to the order of Ida E. Nelson

~~FIVE HUNDRED AND NO/100~~ DOLLARS

at Southern 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.

I. R. Stamps 10¢ attached to D. A. Dorsey (Seal)  
Due original Note. 191  
Rebecca Dorsey (Seal)

Due original Note. 191 Rebecca Dorsey (Seal)

No. \$ 500.00 (COPY) Miami, Florida, August 25th 1919

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

I promise to pay to the order of Ida E. Nelson

Five Hundred and No/100 DOLLARS

at Southern 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.

I. R. Stamps 10¢ attached to D. A. Dorsey (Seal)  
Due original Note 191

Rebecca. Dorsey. (Seal)



No. \_\_\_\_\_ \$ 500.00 (COPY) Miami, Florida, August 25th 1919

On or before Two years after date, for value received.

we promise to pay to the order of Ida E. Nelson

-----FIVE HUNDRED AND No/100----- DOLLARS

at Southern 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.

I. R. Stamps 10¢ attached to D. A. Dorsey (Seal)  
Due original Note. 191

Rebecca Dorsey. (Seal)

No. \_\_\_\_\_ \$ 500.00 (COPY) Miami, Florida, August 25th, 1919

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

we promise to pay to the order of Ida E. Nelson

~~-----FIVE HUNDRED AND No/100-----~~ DOLLARS

at Southern 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.

I.R. Stamps 10¢ attached to original Note. D. A. Dorsey (Seal)  
Due 191

Rebecca Dorsey. (Seal)

Rebecca Dorsey. (Seal)