

# MORTGAGE

THIS MORTGAGE DEED, Executed the 18th., day of December A. D., 1919.

by D. A. Dorsey and Rebecca Dorsey, his wife.

of Dade County, State of Florida, parties of the first part, to the Dade County Security Company, a corporation existing under the laws of the State of Florida, party of the second part.

WITNESSETH, That for divers good and valuable consideration and also in consideration of the aggregate sum named in the promissory note, hereinafter described, the said parties of the first part do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Dade County Security Company, its successors and assigns, in fee simple, all the certain tract of land, situate in Dade County, State of Florida, described as follows:

Lots Nine (9) and Ten (10) of Block Twenty-five (25).  
North, City of Miami, as per Plat of said City made by A. L.  
Knowlton, C. E., and on file in the office of the Clerk of the  
Circuit Court in and for Dade County, Florida.

Together with all the rights, easements, tenements, hereditaments, privileges and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same to the said Company, its successors and assigns, forever in fee simple.

STATE OF FLORIDA,  
COUNTY OF DADE.      ss.

Before me, on this day personally appeared \_\_\_\_\_

to me well known to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that \_\_\_\_\_ executed the same for the uses, purposes and consideration therein expressed.

Witness my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19 \_\_\_\_\_

Notary Public.

My commission expires \_\_\_\_\_

*Paul Bernard*  
*D. A. Dorsey and Rebecca Dorsey*

33641

**Mortgage**

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FROM

D. A. Dorsey and Rebecca Dorsey  
his wife.

TO

DADE COUNTY SECURITY COMPANY

RECORDED

Filed for record on the \_\_\_\_\_ day of \_\_\_\_\_

4:58 PM, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Recorded \_\_\_\_\_, 1919

in Mortgage Book \_\_\_\_\_ page \_\_\_\_\_  
Record verified.

*Paul Bernard*

Clerk Circuit Court.

By *[Signature]* D. C.

THE EIGHTY PRESS, MIAMI



*[Signature]*  
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And the said grantor<sup>s</sup> for themselves and their heirs, legal representatives and assigns, hereby covenant with said Company, its successors and assigns, that they are indefeasibly seized of said land and premises in fee simple and that they have full power and lawful right to convey the same in fee simple and that the title so conveyed is free, clear and unincumbered, and that they hereby fully warrant and will forever defend the same against all lawful claims whatsoever, and that they will make such further assurances to perfect the fee simple title to the said land and premises in said Company, its successors, legal representatives and assigns, as may be reasonably required.

Provided always, and this conveyance is made upon the express condition, that whereas, the grantor <sup>s</sup> have become a member of said Company, and have engaged - - - - -  
 - - - - 400 - - shares of stock therein, and as such member has bid for and received in advance from said Company the sum of \$ 35,000.00 upon said shares evidenced by a certain note or obligation in words and figures following:

\$ 35,000.00 Miami, Fla., December 18th., 1919  
 - - - - - Eleven - - - - - years after date for value received I promise to pay to the order and at the office of the Dade County Security Company of Miami, Florida, the sum of  
 - - - - - Thirty-five Thousand - - - - - Dollars

With dues, interest and premium payable at the office of the Company on or before noon of the first Tuesday in each and every month. Premium to be at the rate of - - - - -  
 - - - - Twenty-five Cents - - - - - a month and interest at the rate of six per cent. per annum on each and every One Hundred Dollars or fraction thereof, remaining unpaid. The makers and endorsers 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.

This note may be paid at any time by paying two month's interest and premium in advance.  
 \$4.00 in I.R. Stamps attached to original note. D. A. Dorsey (SEAL)  
Rebecca Dorsey (SEAL)

AND WHEREAS, said Mortgagor<sup>s</sup> agree with said Company, to pay or cause to be paid, to the order of said Company, without demand therefor, according to its constitution, By-Laws and rules the following sums and amounts of money until said advance and all lawful charges have been fully repaid, as follows:

1st. The Monthly Dues on said shares in the sum of One Hundred Seventy-five Dollars and - - - - - cents during the first and each succeeding year, until the dues so paid, together with the profits and other payments credited to said shares, shall amount to said advanced sum of \$ 35,000.00 over and above all lawful charges, liabilities and losses, and be turned over in payment therefor.

2nd. The Monthly Premium bid for said advance in the sum of - - - - -  
 - - - - - Eighty-seven - - - - - Dollars and  
 - - - - - Fifty - - - - - cents per month from date hereof, subject to such reduction or rebate as the By-Laws and rules provide.

3rd. The Monthly Interest at the rate of six per cent. per annum, payable monthly on said money advanced until repaid.

4th. All fines, penalties, and other charges which the said Mortgagor<sup>s</sup> shall incur as a member of said Company, in accordance with its By-Laws.

5th. All Taxes and Assessments as they become due and payable, whether it be upon the premises, mortgage, or the debt thereby secured, and all insurance premiums thereon and to keep the buildings on said premises insured for the benefit of said Company in an insurance company or companies approved by them, for not less than \$ 20,000.00

6th. Such payment - - Eleven - - - - - years from date hereof as will with the shares advanced upon, as aforesaid, pay said advance.

AND WHEREAS, it is agreed that the business of trafficking in spirituous, vinous, malt or any intoxicating liquors, is not now, and shall not, during the continuance of this mortgage, be conducted on or in said premises, or any portion thereof.

AND WHEREAS, it is agreed that time is an essential in this contract, and if default shall be made in any of the aforesaid payments for the term of three months, or if any of the agreements, covenants or conditions herein contained, shall be violated by said mortgagor S or either of them, then the whole sum secured hereby shall become due and payable, and the said company shall have the right to immediate foreclosure, with reasonable attorneys' fees, and such taxes, abstract fees, assessments or insurance premiums payable by grantor S, but paid by grantee, to be added to principal hereby secured, and becomes a lien on said premises, with interest and such fines as By-Laws may provide. And any payment after default, or any delay in foreclosure by said Company shall not be construed as a waiver or to annul its right of foreclosure.

Now, if the said Mortgagor S shall punctually pay, or cause to be paid, said dues, interest, premium and all other payments, as herein provided, when the same shall become due, as above set forth, and shall pay all taxes and assessments as aforesaid, and shall insure and keep insured the buildings, and assign the policy or policies of insurance as aforesaid, and shall duly fulfill, keep and perform each and every of the covenants, stipulations and agreements herein contained, then this mortgage to be void; otherwise in full force and virtue.

IN WITNESS WHEREOF, The said mortgagor S have hereunto set their hands and seals, this 18th. day of December in the year of our Lord Nineteen Hundred and Nineteen.

Signed, sealed and delivered in presence of

Orlo E. Hamilton D. A. Dorsey (SEAL)  
Bessie Wilson X Rebecca Dorsey (SEAL)

as to

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

as to

STATE OF FLORIDA, ss.  
COUNTY OF DADE.

Before me personally appeared D. A. Dorsey

and Rebecca Dorsey

his wife, to me well known to be the persons described in and who executed the foregoing mortgage, and severally acknowledged that they executed the same for the uses, purposes and considerations

therein expressed. And the said Rebecca Dorsey

wife of the said D. A. Dorsey

on a separate and private examination by me taken and made, separately and apart from her said husband, did acknowledge and declare that she made herself a party to said instrument for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property statutory or equitable, in and to the lands in said instrument described, and that she executed said instrument freely and voluntarily, and without any fear or constraint, apprehension or compulsion of, or from her husband.

Witness my hand and official seal, this 18th. day of December A. D., 1919.

Orlo E. Hamilton  
Notary Public.

My Commission Expires Aug 21, 1921



\$ 35000.00

Miami, Florida, December 18, 1919.

- - - - Eleven - - - years after date, for value received, I promise to pay to the order and at the office of **THE DADE COUNTY SECURITY COMPANY** of MIAMI, FLORIDA, the sum of - - - - - **Thirty-five Thousand - - - - - Dollars**

With Dues, Interest and Premium, payable at the office of the Company on or before noon of the first Tuesday of each month.

Premium to be at the rate of - - **Twenty-five Cents** - - per month and interest at the rate of six per cent. per annum on each and every One Hundred Dollars, or fraction thereof remaining unpaid.

The makers and indorsers 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 fee for making such collection.

This note may be paid at any time by paying two months' interest and premium in advance.

*D A Dorsey* (Seal)

X *Rebecca Dorsey* (Seal)

