Louis H. Snedigne
Attorney at Kato
Hobelity Bank a trust company building
Minmi, Ma.

This Mortgage Beed,	Executed this 6th day of	April, A. D.
19 22 , by D. A. DORSEY and W	ife, REBECCA DORSEY,	
of the County of Dade	and the State of Florida, -	
(hereinafter referred to as "the Mortgagor S ")	to THE MIAMI EXCHANGE BA	NK,

the State of Florida (hereinafter referred to as "the Mortgagee"), WITNESSETH:

1. That, for value received, and in consideration of the promise to pay the sum named in the promissory note hereinafter described, the Mortgagor S ha VO granted, bargained, and sold, and do bereby grant, bargain, sell, alien, romise, release, convey and confirm unto the Mortgagee, its successors and assigns, all that real estate, of which the Mortgagor S & TO now seized and possessed, situate in the County of Dade and the State of Florida, described as follows; to-wit:

a Corporation organized and now existing under the laws of

Lot twenty-nine (29) of WHITE'S Re-Subdivision of Block sixteen (16) North, in the City of Miami, Florida, according to the plat thereof recorded in plat book 'B' at page 34 of the public records of Dade County, Florida.

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D. A. DORSEY, et ux,

THE MIAMI EXCHANGE BANK.

Mortgage Deed

State of Florida.

County of & ale

On this & day of Que.

A D. 19,22, at \$2.30°clock, & M., this instrument was filed for record, and being duly acknowledged and proven. I have recorded the same at page of Morigage Book 16.6 of the public records of said county.

In Witness Whereof, I hereunto set my hand and affix the seal of the Circuit Court of the 11 H. Judicial Circuit of said State, in and for said county.

Ben Shelles D. C.

By B. & Lelles D. C.

Louis B. Suedigns
Alternay at Law
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Minent, Mh.

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- (e) To permit, commit or suffer no waste, impairment or deterioration of said real estate or any part thereof.
- (f) To perform, comply with and abide by each and every the covenants, agreements, conditions and stipulations in said promissory note and in this Mortgage Deed contained
- 4. That if any sum or sums of money hereby secured be not promptly and fully paid within thirty days next after the same severally shall become due and psyable; or if each and every the covenants, agreements, conditions and stipulations of said promissory note and this Mortgage Deed, or either, are not fully performed, complied with and abided by, then in the event of any such default or breach, the said principal sum of said promissory note, or any unpaid balance macof, together with interest thereon, shall immediately become due and payable as fully and completely as if the said TWENTY-FIVE HUNDRED (\$2500.00) or such unpaid balance thereof, was originally stipulated to be paid on the day of such default or breach; anything in said promissory note, or in this Mortgage Deed to the contrary notwithstanding; and the equity of redemption of the

Mortgagor S may thereupon be immediately foreclosed.

- 5. That this Mortgage Deed is intended by the parties to secure, and does and shall secure, the payment, fully and completely, of any and all sums of money herein described, and of any and all extension and extensions, renewal or renewals with interest thereon, of the promissory note described herein, either in full or in part; and that any such extension extensions, renewal or renewals shall be subject to all of the covenants, agreements, conditions and stipulations in this Mortgage Deed contained.
- 6. That if the Mortgagee shall institute a suit to foreclose this Mortgage, the Mortgagee, may at its option apply for, and have appointed by a Court of competent jurisdiction, a Receiver to take charge of said real estate, and of all the rents, income and profits therefrom; notice of an application for the appointment of such Receiver and service of process in relation thereto being hereby waived by the Mortgagor 8
- That all the rights, privileges, covenants, agreements, conditions and stipulations in this Mortgage Deed contained, and which now exist or shall hereafter accrue hereunder, shall extend to and be obligatory upon the heirs, executors, administrators, legal representatives, successors and assigns of the respective parties hereto.
 - s. That the said D. A. Dorsey is sometimes known as D. A. Darsey, and is the same person who acquired title to the above described property by a warranty deed of conveyance of record in deed book 46, page 126 public records of Dade County, Florida.

IN WITNESS WHEREOF, The said Mortgagor	8 ha Ve	hereunto set	their	hand g	and seal g
		1)		
Signed, Sealed and delivered in the presence of:	W	al	orse	7	(Seal)
weda. Hoursdo	}			U	
alongo Dorrill	- Kal	ecca T	porsi	ng -	(Seal)

Florida State of 55. County of Dade

Notary Public of the State of Florida, an officer authorized to take acknowledgment of deeds, hereby certify that D. A. Dorsey and wife, Rebecca Dorsey, personally known to me to be the individual S described in and who executed the foregoing Mortgage Deed, this day personally appeared before me and acknowledged before me that they executed said Mortgage Deed freely and voluntarily for the uses and purposes therein expressed.

AND I FURTHER CERTIFY, That the said Rebecca Dorsey, personally known to me to be the wife of said D. A. Dorsey,

named in said Mortgage Deed, and one of the Mortgagors therein, did this day personally appear before me, and on a private and separate examination this day taken and made before me, separately and apart from her said husband, did acknowledge that she made herself a party to and executed said Mortgage Deed for the purpose of relinquishing, releasing, alienating and conveying all her right, title, interest, property and estate whatsoever, whether of dower, homestead, fee-simple or otherwise in and to said described land and appurtenances and for all the purposes in said Mortgage Deed mentioned, and that she executed the same freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this day of April, A. D. 19 22 .

R. E. S. Joomsy (Seal)
Notary Public.
My commission expires 1/12 - 18257

En many and to maid the same, together with the tenements, hereditaments and appurtenances thereunto belonging, unto the Mortgagee, its successors and assigns forever, in fee simple.

2. That the Mortgagor S do hereby covenant with the Mortgagor S BY Endefeasibly seized of said real estate in fee simple: that the Mortgagor S ha VO full power and lawful right to convey said real estate in fee simple as aforesaid; that it shall be lawful for the Mortgagee at all times to peaceably and quietly enter upon, hold occupy and enjoy said real estate; that said real estate is free from all incumbrances (except as hereinafter stated); that the Mortgagor S will make such further assurances to perfect the fee-simple title to said real estate in the Mortgagee as may reasonably be required; and that the Mortgagor S do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomseever:

ON THIS CONDITION, viz.—That if the Mortgagor S shall pay unto the Mortgagee the principal sum stated in that ONE certain promissory note made by D. A. DORSEY and Wife, REBECCA DORSEY, payable to THE MIAMI EXCHANGE BANK, dated the Sixth day of April, A. D., 19 22 for the sum of TWENTY-PIVE HUNDRED Dollars, (\$ 2500.00) due and payable ninety days after date, with interest at eight per cent. per annum from date until paid, payable Semi-- annually, and shall perform, comply with and abide by each and every the covenants, agreements, conditions and stipulations of said promismissory note and of this Mortgage Deed, then the Estate hereby vested shall terminate and this Mortgage Deed shall be void.

2. That the Mortgagor S do hereby covenant and agree with the Mortgagee

and shall bear interest from the date thereof at the rate of

- (a) To pay, all and singular, the principal and interest and all other sums of money payable by virtue of said promissory note and of this Mortgage Deed, or either, promptly on the day the same shall become due.
- (b) To pay, all and singular, all taxes, assessments, levies, liabilities, obligations and incumbrances of every nature now, heretofore or hereafter levied or charged against said real estate, promptly on the days respectively the same shall severally become due. If the same, or any part thereof, shall not be promptly paid when due and payable as aforesaid, the Mortgagee may at any time pay the same without thereby waiving or affecting its option to foreclose this Mortgage or any equity, lien or right hereunder; and each and every payment so made shall immediately become a part of the debt secured hereby and shall bear interest from the date thereof at the rate of eight per cent. per annum until paid.
- (c) To pay, all and singular, the costs, charges and expenses, including attorney's fees, reasonably incurred or paid at any time by the Mortgagee by reason of the failure of the Mortgagor 8 to perform, comply with and abide by each and every the covenants, agreements, conditions and stipulations contained in said promissory note and in this Mortgage Deed; and each and every such payment shall immediately become a part of the debt secured hereby and shall bear interest from the date thereof at the rate of eight per cent per annum, until paid.
- (d) To keep the buildings now or hereafter situate on said real estate insured against loss or damage by fire, payable to the Mortgagee, as its interests may appear, in a sum of not less than the aggregate sum secured hereby, or for the full insurable value of said buildings if the same be less than the aggregate sum secured hereby, said insurable value to be fixed by, and said buildings to be insured in, a company or companies to be approved by the Mortgagee. In the event any sum of money shall become due and payable under such insurance, the Mortgagee shall have the option to receive and apply the same on account of the indebtedness hereby secured, or to permit the Mortgager to receive and use the same, or any part thereof, for other purposes, without thereby waiving or affecting its option to foreclose this Mortgage, or any equity, lien or right hereunder. The Mortgagee may also place and pay for such insurance, or any part thereof, without thereby waiving or affecting its option to foreclose this mortgage, or any equity, lien or right hereunder; and each and every such payment shall immediately become a part of the debt secured hereby,

eight

per cent. per annum until paid.