

Articles of Agreement, Made this 11th day of July
 in the year of our Lord One Thousand Nine Hundred and Twenty-five
 BETWEEN Samuel Koerner, 28 Real Estate Bldg., Miami, Florida.
 _____, party y of the first part, and
L. L. James, _____, party y of the second part,

WITNESSETH, That if the said party _____ of the second part shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the said party _____ of the first part hereby covenant s and agree s to convey and assure to the said party _____ of the second part in fee simple, clear of all encumbrances whatever, by a good and sufficient deed, the lot _____, piece _____, or parcel _____ of ground situated in the County of Dade, State of Florida, known and described as follows, to-wit: Lot Sixteen (16) Block One (1) FIRST ADDITION OF HIALEAH HOMESITES, a subdivision of lands in SW 1/4 of Sec. 12-53-40; according to plat thereof recorded in Plat Book 18, Page 37, Public Records of Dade County.

and the said party _____ of the second part hereby covenant s and agree s to pay the said party _____ of the first part the sum of Six Hundred - - - - - DOLLARS in the manner following: Twenty-five Dollars cash, receipt of which is hereby acknowledged and the remaining balance of Five Hundred and Seventy-five Dollars at the rate of Ten Dollars a month, until paid in full; with no interest or taxes.

with interest at the rate of XXXX per centum per annum, payable XXXXXXXXXX annually on the whole sum remaining from time to time unpaid; and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land subsequent to the year XXXXXXXXXX, and to keep the buildings upon said premises insured in some company satisfactory to the party _____ of the first part in a sum of not less than XXXXXXXXXX Dollars during the term of this agreement. And in case of the failure of the said party _____ of the second part to make either of the payments or any part thereof, or to perform any of the covenants on his part hereby made and entered into, this contract shall, at the option of the party _____ of the first part, be forfeited and terminated, and the party _____ of the second part shall forfeit all payments made by him on this contract; and such payments shall be retained by the said party _____ of the first part in full satisfaction and liquidation of all damages by him sustained, and the party _____ of the first part shall have the right to re-enter and take possession of the premises aforesaid without being liable to any action therefor.

IT IS MUTUALLY AGREED, by and between the parties hereto, that the time of payment shall be an essential part of this contract, and that all covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, The parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of: | Samuel Koerner
 _____ | Samuel Koerner (Seal)
 _____ | _____ (Seal)
 _____ | _____ (Seal)
 _____ | _____ (Seal)

