

This Indenture, Made this _____ day of January, A. D. 1930,
BETWEEN Ernest Bass and Mina Bass, his wife,

hereinafter called the Mortgagor^s, and James T. DeBerry, married,

hereinafter called the Mortgagee.

Witnesseth, That the said Mortgagor^s, for and in consideration of the sum of One Dollar to them in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Mortgagee, his heirs and assigns, forever, the following described land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:
Lot Twenty-one (21) and the West one-half ($\frac{1}{2}$) of Lot Twenty-two (22), Block Thirty-nine (39) of Westgate Estates, according to a plat thereof on file and recorded in Plat Book 8, Page 38, in the office of the Clerk of the Circuit Court, in and for Palm Beach County, Florida, subject to restrictions of record.

and the said Mortgagor^s 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 or assigns, shall pay unto the said Mortgagee, or his legal representatives or assigns, a certain promissory note dated the 28th day of January, A. D. 1930, for the sum of One Hundred Seventy-six and NO/100 ----- Dollars, payable On or before One year after date with interest at eight per cent. from date signed by Ernest Bass

and shall perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and of this mortgage, and shall pay all taxes which may accrue on said land and all costs and expenses said Mortgagee may be put to in collecting said promissory note by foreclosure of this mortgage or otherwise, including a reasonable attorney's fee, then this mortgage and the estate hereby created shall cease and be null and void. In Witness Whereof, the said Mortgagor^s hereunto set their hand^s and seal^s the day and year first above written.

Signed, sealed and delivered in presence of us:

Cordelia Slater

Appless Aked

Mina Viola Bass (Seal)

Ernest Ralph Bass (Seal)