

No. ^{JUL 28 1922 12 29} 8556102 ⁽³⁰⁾ ^{PA}

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473257
BERTHA M. EDWARDS AND

HUSBAND

TO

TITLE GUARANTEE AND
TRUST COMPANY

At 112040

Dated, 1922.

\$ 6500.

X MORTGAGE.

THE LAND AFFECTED BY THE WITHIN INSTRUMENT

LIES IN BLOCK 6048

IN SECTION 18 ON THE LAND

MAP OF THE COUNTY OF Kings

Title Guarantee and Trust Company,

176 Broadway, New York.

175 Remsen Street, } Brooklyn.

196 Montague Street, }

350 Fulton Street, Jamaica.

400
TITLE GUARANTEE & TRUST CO.
175 REMSEN STREET
BROOKLYN, N.Y.

EW

F. 5085 B. Mortgage.
Statutory Form M. with T. G. & T. Co.—Special Clauses.

JOHN H. SMITH PRESS, INC., 30-38 FERRY ST., N. Y.

THIS MORTGAGE, made the
nineteen hundred and twenty-two

27

day of

, between

July

BERTHA M. EDWARDS and THOMAS R. EDWARDS, her husband
of the borough of Brooklyn, of the City of New York,
County of Kings and State of New York,

, the mortgagor,
and TITLE GUARANTEE AND TRUST COMPANY, a corporation organized under the Laws of
the State of New York, whose principal office is at Number 176 Broadway, in the Borough of Manhattan, City
of New York, the mortgagee.

WITNESSETH, that to secure the payment of an indebtedness in the sum of

SIXTY FIVE HUNDRED

dollars, lawful money of the United States, to be paid on the

27

day of

July, in the year nineteen hundred and
interest thereon to be computed from

twenty-five

, with

27

, 1922, at the rate of

six

per centum per annum, and to be paid on the first day of December

next ensuing the date hereof, and semi-annually thereafter, according to a certain bond or obligation bearing
even date herewith, the mortgagor hereby mortgages to the mortgagee.

ALL that certain plot, piece or parcel of land, situate,
lying and being in the borough of Brooklyn, of the City of New
York, County of Kings and State of New York, bounded and des-
cribed as follows, to wit:-

BEGINNING at a point on the southerly side of Eighty-seventh Street, distant three hundred and twenty-five feet easterly from the corner formed by the intersection of the southerly side of Eighty-seventh Street with the easterly side of Ridge Boulevard (formerly Second Avenue); running thence southerly parallel with Ridge Boulevard, one hundred feet; thence easterly parallel with Eighty-seventh Street, fifty feet; thence northerly again parallel with Ridge Boulevard, and part of the distance through a party wall, one hundred feet, to the southerly side of Eighty-seventh Street, and thence westerly along said southerly side of Eighty-seventh Street, fifty feet, to the point or place of beginning.

ALSO all the right, title and interest of the said mortgagor, of, in and to Eighty-seventh Street, lying in front of and adjoining said premises to the centre line thereof.

TOGETHER with all fixtures and articles of personal property, now or hereafter attached to, or used in connection with the premises, all of which are covered by this mortgage.

AND the mortgagor covenants with the mortgagee as follows:

1. That the mortgagor will pay the indebtedness as hereinbefore provided.
2. That the mortgagor will keep the buildings on the premises insured against loss by fire for the benefit of the mortgagee.
3. That no building on the premises shall be removed or demolished without the consent of the mortgagee.
4. That the whole of said principal sum shall become due at the option of the holder of this mortgage immediately after default in the payment of any installment of principal, or in the payment of interest for thirty days, or after default in the payment of any tax, water rate or assessment for thirty days.
5. That the holder of this mortgage, in any action to foreclose it, shall be entitled to the appointment of a receiver.
6. That the mortgagor will pay all taxes, assessments or water rates, and in default thereof, the mortgagee may pay the same.
7. That the mortgagor within six days upon request in person or within thirty days upon request by mail will furnish a statement of the amount due on this mortgage.
8. That notice and demand or request may be in writing and may be served in person or by mail.
9. That the mortgagor warrants the title to the premises.
10. That in case of a sale, said premises, or so much thereof as may be affected by this mortgage, may be sold in one parcel.
11. That the whole of the principal sum shall become due at the option of the mortgagee after default for thirty days after notice and demand in the payment of any installment of any assessment for local improvement heretofore or hereafter laid which is or may become payable in annual installments, and which has affected, now affects or hereafter may affect the said premises, notwithstanding that such installments be not due and payable at the time of such notice and demand; and also that the whole of said principal sum shall become due at the option of the mortgagee upon any default in keeping the buildings on the premises insured against loss by fire as required by paragraph numbered "2" above, or immediately upon the actual or threatened demolition or removal of any building erected or to be erected upon said premises, or if after application by any holder of this mortgage to two or more fire insurance companies lawfully doing business in the State of New York and issuing policies upon real property situate in the place where the mortgaged premises are situate, the companies to which such application has been made shall refuse to issue such policies.
12. In the event of the passage after the date of this mortgage of any law of the State of New York, deducting from the value of land for the purposes of taxation any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the holder of this mortgage and of the debt which it secures, shall have the right to give thirty days' written notice to the owner of the land requiring the payment of the mortgage debt. If such notice be given, the said debt shall become due, payable and collectible at the expiration of said thirty days.

Bertha M. Edwards

GUARANTEE No. 112040

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MANUEL T. DE SA

All payments to be made only according to the terms of the guarantee of the Company.

STATE OF NEW YORK } ss.:
COUNTY OF KINGS

On the 27 day of July 1922 before me came

BERTHA M. EDWARDS and
THOMAS R. EDWARDS, her
husband

to me known to be the individual described in, and
who executed the foregoing instrument, and severally
acknowledged that they executed the same.

William H. Smith
Notary Public, Kings Co.
#4187

STATE OF } ss.:
COUNTY OF

On the _____ day of _____ 19____,
before me came _____,
to me known, who, being by me duly sworn, did depose and say that
he resides in _____
; that he is the _____ of _____

the corporation described in, and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of _____ of said corporation; and that he signed _____ name thereto by like order.

STATE OF } ss.:
COUNTY OF

On the _____ day of _____ 19____, before me came

to me known to be _____ the individual described in, and
who executed the foregoing instrument, and
acknowledged that _____ executed the same.

STATE OF } ss.:
COUNTY OF

On the _____ day of _____ 19____,
before me came _____, the
subscribing witness to the foregoing instrument, with whom I am
personally acquainted, who, being by me duly sworn, did depose and
say, that he resides in _____
; that he knows _____

to be the individual
described in, and who executed the foregoing instrument; that he,
said subscribing witness, was present and saw _____ execute the
same; and that he, said witness, at the same time subscribed his
name as witness thereto.

RESERVE THIS SPACE
FOR USE OF RECORDING OFFICE

93757
2928 8

KINGS COUNTY REGISTER'S OFFICE
RECEIVED AS RECORDING TAX
ON THE WITHIN INSTRUMENT \$

JUL 28 1922

James H. McQuade
REGISTER KINGS COUNTY.

Recorded in Register's Office, Kings County,
in Liber 5182 Page 420 Book 6048
of Mortgage at 30 Minutes Past 12 P.M.

JUL 28 1922

Witness my hand and official seal

L. A. McQuade
Attest, Deputy Register

COMPARED

Liber

Page