

promise and agreed to and with the party of the  
 second part his heirs and assigns that the said party  
 of the first part at the time of the sealing and delivery  
 of this presents that they are lawfully seized in fee  
 simple of a good absolute and indefeasible estate  
 of inheritance of and in all and singular the above  
 granted bargained and described premises with the  
 appurtenances thereto belonging and have a good  
 right full power <sup>and lawful</sup> authority to grant bargain sell and  
 convey the same in several and from a forced  
 and that the said party of the second part his heirs and  
 assigns shall and may at all time hereafter peacefully  
 and quietly have hold use occupy possess enjoy the  
 above granted premises and any part and parcel thereof  
 with the appurtenances without any let hind trouble molestation  
 execution or disturbance of the said party of the first part their  
 heirs or assigns or of any other person or persons lawfully  
 claiming the the same. And that the same are now  
 free clear discharged and unincumbered of and from all  
 loans and other grant title charge estate judgment  
 debt assessment and incumbrance of what nature  
 and kind soever. It is therefore understood that  
 this instrument is intended as a mortgage to secure  
 the said John Puffer in the payment of one promissory  
 note given by the said Jay H Beaufort to the said John  
 Puffer as follows said note being of even date  
 herewith \$850<sup>00</sup> Milton Fla January 26<sup>th</sup> 1891. Six month  
 after date I promise to pay to the order of John Puffer  
 One hundred and fifty Dollars at the above of J H Puffer  
 No. 7444 received - J H Beaufort  
 Now if the said note shall be paid when the same be  
 due then this instrument to be null and void else  
 to remain of full force and Virtue.  
 And the said party of the first part for themselves and their  
 heirs the above described and hereby granted and released premises  
 and any part and parcel thereof with the appurtenances unto  
 the said party of the second part his heirs and assigns against  
 the said party of the first part and his heirs and assigns and  
 any person or persons whomsoever lawfully claiming  
 or to claim the same shall and will warrant and defend  
 the same. Our witness whereof the said party of the first part  
 have set their hands and seals the day and year first  
 above written

Signed sealed and delivered in presence of us