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RECORDED
PINELLAS CO. FLORIDA
Harold Mullendore
CLERK CIRCUIT COURT

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CONTRACT FOR DEED

THIS CONTRACT, made and entered into this 1st. day of May, 1972, between GREENTREE MANOR, INC., A Florida Corporation, hereinafter referred to as "Seller", and Donald C. Schmoldt and Sharon his Wife, and Howard C Schmoldt, hereinafter referred to as "Buyer", whose mailing address is 6036-108 Ave, N. Pinellas Park, Florida, Pinellas Park, Florida, 33565.

RETURN TO

WITNESSETH:

That in consideration of the mutual promises and covenants contained in this Contract and other valuable consideration passing between the parties to it, the Seller agrees to sell and the Buyer agrees to buy the following described property, situated, lying and being in Pinellas County, Florida, to-wit:

Lot 37, GREENTREE MANOR SUBDIVISION 1st. Addition

according to the map or plat thereof, recorded in ~~Plat Book 68, at Page 23~~ Plat Book 68 Page 47 of the Public Records of Pinellas County, Florida.

SUBJECT TO easements and restrictions of record.

The total purchase price of the property is $ 3995.00, payable at the times and in the manner following:

$ 35.00 receipt of which is hereby acknowledged.
$ _____ to be paid on or before _____
$ ~~3960.00 Plus~~ Interest, the balance, is to be paid in monthly payments of $ 35.00, which includes principal and interest at the rate of 8½%. Each of the payments shall be credited first to interest and the balance to principal. All payments shall be made by the Buyer to the Barnett Bank of St. Petersburg, N.A., which has no responsibility under this Contract, except as a collection agent for the Seller. The Buyer agrees to pay a late charge of 5% of the payment due if the payment is 10 days or more delinquent which will be collected at the time the payment is made to the Barnett Bank. The Buyer shall have the right and privilege to pay additional amounts to apply on principal, in multiples of the monthly payment hereinabove set out.

The time of payment shall be of the essence and in the event of any default in the payment of any part of the purchase money as and when it becomes due or in the performance of any other obligations assumed by the Buyer in this Contract, and in the event the default shall continue for a period of 30 days, then the Seller may, at its option, consider the whole of the balance due under this Contract as immediately due and payable and collectible, or the Seller may rescind this Contract, retaining the cash consideration paid to it as liquidated damages, and this Contract shall then become null and void. In the event that the Seller elects to enforce this Contract by foreclosure proceedings or otherwise, all costs of such proceedings, including a reasonable attorney's fee, shall be paid by the Buyer. Failure of the Buyer to exercise any option herein upon any default, shall not be or constitute a waiver of the right to elect to declare the entire debt due and collectible upon any subsequent default.

The Buyer will pay all the taxes, assessments, levies and encumbrances of any and all kinds on the above described property and upon this Contract for Deed, or the money secured by them before their delinquency, and promptly deliver the official receipts to the Seller; if they are not paid promptly when due, the Seller (without obligation to do so) may pay them without waiving or affecting any right contained in this Contract for Deed and charge the sums so paid, together with

Intangible Tax Paid, Amount $ 7.92
Harold Mullendore, Clerk Circuit Court
By _____ Deputy Clerk

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a service fee of 10% of their amount, to the Buyer; and such sums of money shall bear interest from the date of payment at the rate of 8% per year. If the receipts are not delivered by the Buyer to the Seller by the date the taxes, assessments or levies become delinquent, the Seller may then order a tax search and charge the cost of said search to the Buyer, which shall be secured by this Contract.

All of the covenants and stipulations in this Contract shall bind the heirs, executors and administrators, successors and assigns of both the Buyer and the Seller.

Upon the Buyer's fulfillment of the Contract, the Seller will execute and deliver to the Buyer a Warranty Deed, conveying the above-described property subject only to easements, taxes and restrictions of record.

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

GREENTREE MANOR INC.,

BY: Orbin N. Greene (SEAL)
President

(CORPORATE SEAL)

x Donald C. Schmoldt (SEAL)
Buyer

x Sharon Schmoldt (SEAL)
Buyer

Signed, sealed, and delivered in the presence of: Howard C. Schmoldt

Gerald L Marcum

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, the undersigned authority, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ORBIN N. GREENE, President of GREENTREE MANOR INC., a Florida Corporation, and Donald C; Sharon; and Howard C Schmoldt to me known to be the persons described in the foregoing Contract for Deed, and they acknowledged before me that the executed the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 1st day of May, 19 72.

Gerald L Marcum
Notary Public

My Commission Expires:

This Instrument was prepared by:
GERALD L. MARCUM, under the
supervision of DAVID W. BARROW III,
Attorney at Law
5151 Park Boulevard
Pinellas Park, Florida 33565

PINELLAS COUNTY 09523
STATE OF FLORIDA DOCUMENTARY STAMP TAX
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