

HENRY L. BRANT
COUNSELLOR AT LAW
38 PARK ROW
NEW YORK
—
CORTLANDT 7-6048

MAR 7 - 1941

March 6, 1941.

Mr. Fay C. Parsons,
12 Central Avenue,
Cortland, N.Y.

Re - First Universalist Society of Bklyn.

Dear Sir:-

You will please find enclosed herewith the contract between the First Universalist Society of Brooklyn and Mt. Carmel Baptist Church for the sale of the Grand Avenue and Lefferts Place property in Brooklyn, dated April 3, 1935, which property was recently conveyed to the N.Y. State Convention of Universalists, with an assignment thereof to the Convention duly endorsed thereon.

As I have not handled this property since this contract was entered into, I am unable to give you any data in regard to the payments which have been made thereon, either of principal or interest. This will have to be obtained from Mr. Bemis, our Treasurer.

Very truly yours,

H. L. Brant

B:T
ENCL.

Prant send
Contract

Sale
to

Wt Carniel
Baptist

(closed)

AUG 9 - 1941

Sent to
O'Brien.

CHAPIN HOME
FOR THE
AGED AND INFIRM

165TH STREET AND CHAPIN PARKWAY

JAMAICA, NEW YORK

MAR 4 - 1942

PRESIDENT
MRS. HORACE E. FOX

RECORDING SECRETARY
MRS. HENRY D. PARMELEE

CORRESPONDING SECRETARY
MRS. GEORGE F. WILDER

TREASURER
MRS. GEORGE SAWTER

26 East 81st Street
New York City.

March 2, 1942.

Mr. Fay C. Parsons
Cortland New York.

Dear Mr. Parsons;

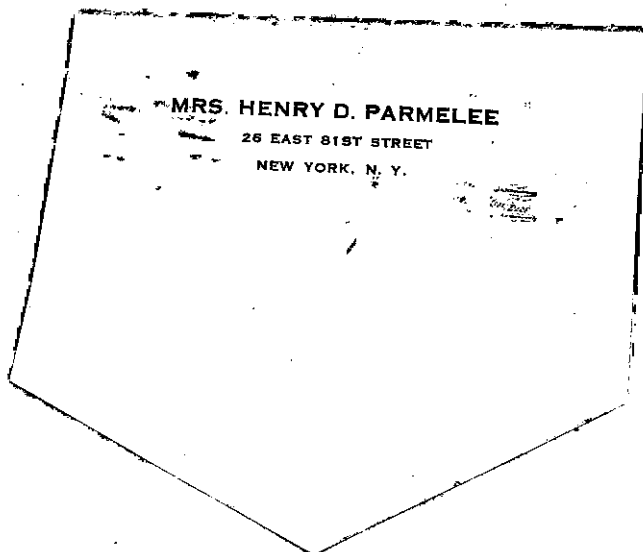
It is a pleasure to acknowledge the receipt of your letter enclosing check for one thousand (\$1,000.) dollars from the assets of the "Church of Our Father" as a contribution to the Endowment Fund of Chapin Home for the Aged and Infirm at Jamaica New York.

The Board of Trustees of the Home is very grateful for this generous gift .

Very truly yours,

Eussie T. Parmelee

Rec. Sec'y.



**The Following
Image(s) are the
Best
Copies Available**

BIEL'S

OLD CIVICS WISH FIGHT NEW SUBWAY

Organize to Press
for Increased Trans-
fers.

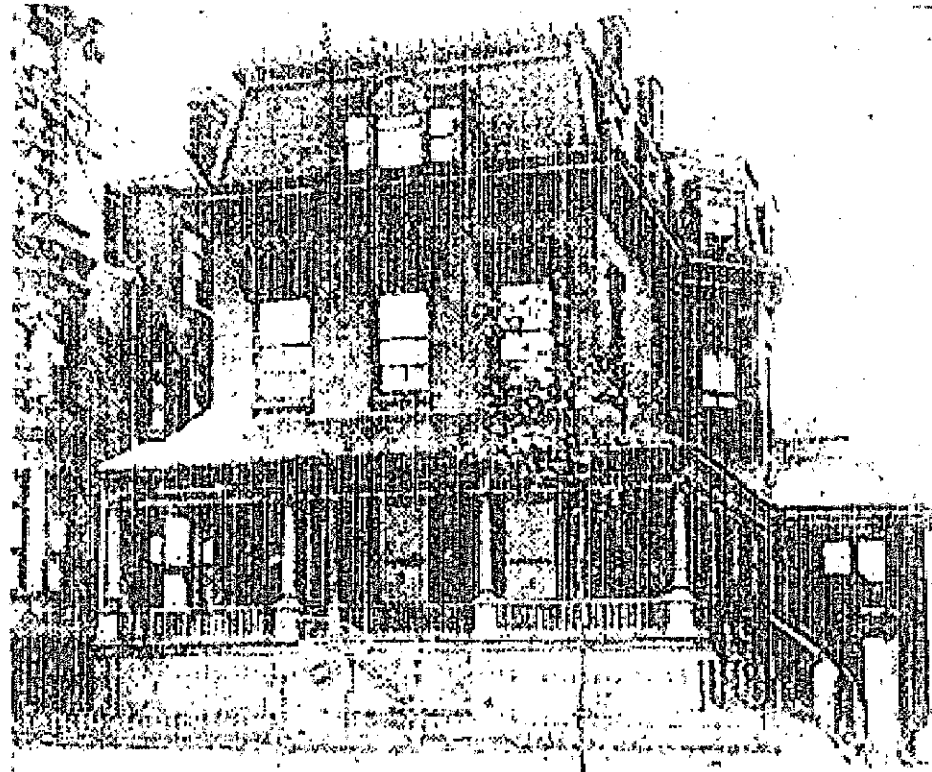
A meeting of the
citizens gathered last
Monday night at the
Union High School,
East St., to make per-
sonal fight for trans-
fers to the new West
Side, including South
Street, Bay Ridge,
Dyker Heights, Flushing
Park, Bayswood,
Clinton and McKinley

and other
parts of the southern
part of the city of New
York for what they be-
lieve to be their fair
share of the subway.

The construction of a
line between the 10th and
11th Sts. of the B. M. T.
is being obtained by the
Board of Commissioners, to
run the new 5th Ave.
in Manhattan will connect
at Cross Street, East
and Fort Hamilton
and a spur down East
away to 14th Ave. and
16th Ave. and East St.
to 11th Ave. to Cross St.
to Coney Island.

ation for eight.
tion for this line, it is
to be of 11, namely, the
to be of 11, namely, the
to be of 11, namely, the
to be of 11, namely, the
to be of 11, namely, the

New Universalist Church Home



This building at 415-415A Clinton ave. will be acquired soon by the Universalist Church of Our Father now at Grand ave. and Lefferts pl. for its future home after Oct. 1. Changes will be made during the late summer to make the mansion available for church purposes.

California Cantaloupes Here; Strawberries Also Plentiful

The first California cantaloupes to be seen in this city are now in the market, and the supply is plentiful and the price is 12 to 18 cents.

1,000 DELEGATES ATTENDING FOREIGN TRADE CONVENTION

Julius H. Barnes Reviews U
Commerce in Keynote
Address for 3-Day Session

Held at New York, May 23-25. Five
thousand delegates and the U
States but some of their most
important features of interna-
tional trade for the 14th an
Foreign Trade Convention.

An expedition of world trade
to the U. S. of New York.
The president of the Chamber
Commerce of the United States
addressed the delegates during
the opening of the convention
and the delegates of the
United States.

The delegates of the
United States of America
to the U. S. of New York.
The delegates of the
United States of America
to the U. S. of New York.
The delegates of the
United States of America
to the U. S. of New York.

However Unable to Come.
The delegates of the
United States of America
to the U. S. of New York.
The delegates of the
United States of America
to the U. S. of New York.
The delegates of the
United States of America
to the U. S. of New York.

This Indenture

Made the **seventeenth**
day of **January** in the year of our Lord One Thousand Nine Hundred
and **twenty-eight**
Between

THE BLOKUS REALTY COMPANY,

a corporation of the State of New Jersey, party of the first part;

And FIRST UNIVERSALIST SOCIETY OF BROOKLYN,

a religious corporation of the State of New York,

of the City of New York in the County of

Kings and State of New York party of the second part;

Whereas, the said THE BLOKUS REALTY COMPANY

is justly indebted to

the said party of the second part, in the sum of

THREE THOUSAND FIVE HUNDRED.....(\$3500)..... Dollars,
lawful money of the United States of America, secured to be paid by a certain bond or obligation,
bearing even date with these presents, in the penal sum of

SEVEN THOUSAND.....(\$7,000)..... Dollars,
lawful money as aforesaid conditioned for the payment of the said first mentioned sum of

THREE THOUSAND FIVE HUNDRED.....(\$3500)..... Dollars,
lawful money as aforesaid, to the said party of the second part, its successors, heirs, executors,
administrators or assigns on the seventeenth day of January,
which will be in the year One Thousand Nine Hundred and thirty-one and interest
thereon, to be computed from January 17, 1928 at and
after the rate of six per cent. per annum and to be paid
quarterly, commencing April 17, 1928, on the 17th days of April,

July, October and January, in each year, until January 17, 1931, when
the principal sum shall become due and payable.

That the mortgagee will at any time, upon ten days written notice,
release from this mortgage indebtedness either or both of lots 1218
and 1219, as described in said mortgage, upon the payment of the
sum of \$250.00 for each lot.

And it is thereby expressly agreed that should any default be made in the payment
of the said interest or of any part thereof, on any day
whereon the same is made payable, as above expressed, or should any tax, assessment, water rent or
other municipal or governmental rate, charge, imposition or lien be hereafter imposed or acquired
upon the premises described in this mortgage, and become due and payable, and should the said
interest or any part thereof remain unpaid and in arrear
for the space of twenty days, or said tax, assessment, water rent or other
municipal or governmental rate, charge, imposition or lien, or any or either of them remain unpaid
and in arrear for the space of thirty days, then and from thenceforth,
that is to say, after the lapse or expiration of either of the said periods as the case may be, the

aforesaid principal sum of three thousand five hundred Dollars,

with all arrearage of interest thereon, shall, at the option of the said party of the second part,
heirs, executors, administrators or assigns, become and be due and payable immediately
thereafter although the period above limited for the payment thereof may not then have expired,
anything therein before contained to the contrary thereof in anywise notwithstanding: and the said
Mortgagee may at its option, pay such tax, assessment or water rent in arrear, and the
amount so paid shall be added to and become part of the principal sum secured by the said bond and
this mortgage, and shall be payable on demand with interest at six per centum per annum, as by the
said bond or obligation, and the condition thereof, reference being thereunto had, may more fully
appear.

Now this Indenture Witnesseth, that the said party of the first part, for the better securing the payment of the said sum of money mentioned in the condition of the said bond or obligation, with interest thereon, according to the true intent and meaning thereof, and also for and in consideration of the sum of one dollar, to ~~it~~ ^{in hand paid by the said party of the second part} at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold, aliened, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, release, convey and confirm unto the said party of the second part, and to executors, administrators and assigns forever,

All those certain lots,
tract ~~or parcel~~ of land and premises, hereinafter particularly described, situate, lying and being
in the Township of Teaneck, ~~of~~ ^{in the County}
of Bergen, and State of New Jersey, known as Lots

Twelve hundred eighteen (1218), twelve hundred nineteen (1219)
twelve hundred fifty (1250) and twelve hundred fifty-one (1251), ^{Block 28B-} as
laid down and described on "Map Number 4, Property of N. Plant, Tea-
neck Township, Bergen County, New Jersey," mapped by Frank Campbell,
Hackensack, N.J., and duly filed in the Office of the Clerk of the
County of Bergen March 28, 1912, as Map Number 1415; said lots being
on the northerly side of Thomas Street and the easterly side of
Chestnut Avenue, all as laid down on said map. No. 1415,

Together with all right, title and interest of the mortgagors
in Chestnut Avenue and Thomas Street.

BEING part of the premises conveyed to the mortgagor herein by
deed recorded in Liber 935 page 282 and in deed recorded in Liber
1275 page 667 of Conveyances.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, and remainder and remainders, rents, issues and profits thereof. And Also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in and to the same, and every part and parcel thereof, with the appurtenances: **To Have and to Hold** the above granted and described premises, with the appurtenances, unto the said party of the second part, ~~its successors~~ ~~executors, administrators or assigns,~~ to ~~its~~ own proper use, benefit and behoof forever, **Provided Always** and these presents are upon this express condition, that if the said party of the first part, or its successors shall well and truly pay unto the said party of the second part, ~~its legal representatives~~ or assigns, the said sum of money mentioned in the condition of said bond or obligation, and the interest thereon, at the time and times; and in the manner mentioned in the said condition, according to the true intent and meaning thereof, that then these presents, and the estate hereby granted, shall cease, determine and be void.

And the said party of the first part for itself and its successors does covenant and agree to pay unto the said party of the second part, ~~its legal representatives~~ or assigns, the said sum of money and interest, as mentioned above and expressed in the conditions of the said bond.

And it is also agreed, by and between the parties to these presents, that the said party of the first part, ~~its successors and assigns,~~ shall and will keep the buildings erected, and to be erected, upon the lands above conveyed, insured against loss or damage by fire, by insurers, and in an amount approved by the said party of the second part, ~~its successors~~ ~~executors, administrators or assigns,~~ and assign the policy and certificates thereof to the said party of the second part; and in default thereof, it shall be lawful for the said party of the second part to effect such insurance, and the premium and premiums paid for effecting the same shall be a lien on the said mortgaged premises, added to the amount of the said bond or obligation, and secured by these presents, payable on demand, with interest at the rate of **six** per cent. per annum, from the time of payment of such premium or premiums.

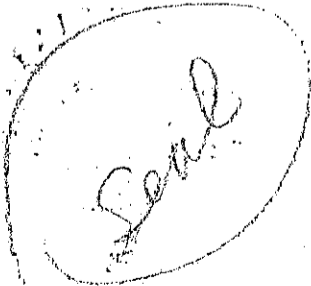
And the said party of the first part, the owner of the lands above described, for itself, its successors and assigns, does further covenant and agree to and with the said party of the second part, ~~her~~ heirs, executors, administrators and assigns, that it will pay in full, all taxes levied, or to be levied upon the lands embraced in this mortgage, and will not claim any credit on, or make any deduction from the interest or principal hereby secured by reason of the payment of any taxes so levied, or to be levied, during the continuance of the lien of this mortgage, and upon the breach of this covenant or any part thereof, this mortgage may become and be due and payable immediately, at the option of the said party of the second part hereto. And the said mortgagor does covenant with the mortgagee that it is seized of an indefeasible estate in fee simple in said premises, and will warrant and forever defend the title thereof unto the mortgagee, ~~its successors~~ ~~heirs, executors administrators and assigns,~~ against all lawful claims whatsoever.

In Witness Whereof, the said party of the first part hath caused its corporate Seal to be hereto affixed and attested by its Secretary, and these presents to be signed by its President, the day and year first above written.

Signed, Sealed and Delivered }
In the Presence of } The Blokus Realty Company,

Attest: By Nellie Plant President.

Nellie Blokus
Secretary.



State of New Jersey,
County of BERGEN } ss.:

Be it Remembered That on this seventeenth day of January, in the year of our Lord One Thousand Nine Hundred and twenty-eight, before me, the subscriber, a Notary Public of the State of New Jersey,

personally appeared HELEN BLOKUS, who, being by me duly sworn on her oath, says that she is the Secretary of ~~the~~

THE BLOKUS REALTY COMPANY

that NELLIE PLANT the mortgagor named in the within instrument; is the President President of said corporation; that deponent well knows the corporate seal of said corporation; and the seal affixed to said Instrument is such corporate seal and was thereto affixed, and said Instrument signed and delivered by said President, as and for her voluntary act and deed and as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed her name thereto as witness.

Sworn and subscribed before me, at Newark N.J. the date aforesaid

Helen Blokus Secretary

*Julius Weisinger
Notary Public of
New Jersey*

41 391 Thorne Ave. N.J.
Traverse City



THE BLOKUS REALTY COMPANY

88634

TO

FIRST UNIVERSALIST SOCIETY OF
BROOKLYN.

Dated January 17, 1928

\$3,500.00

Received in the Clerk's Office of the County of Bergen N.J. on the 20 day of January, A. D., 1928, at 1.55 o'clock, in the afternoon and recorded in Book 1028 of MORTGAGES for said County, on page 52 &c

James H. Morrison

Return to County Clerk

HENRY L. BRANT
Attorney at Law,
38 Park Row,
New York City

INDEXED

The within mortgage having been paid in full the Clerk of the County of Bergen, State of New Jersey, is hereby directed and authorized to discharge the same of record.

Dated, March 1st, 1941.

FIRST UNIVERSALIST SOCIETY OF
BROOKLYN.

BY *Anna J. Lewis*
President.

JAN 20 1928 1 55 PM

STATE OF NEW YORK,
COUNTY OF NEW YORK,

I HEREBY CERTIFY that the above signature is genuine.

Sworn to before me this 1st day of March, 1941.

Theresa E. Petera

NOTARY PUBLIC, Kings County
EXPIRES: Clerk's No. 174 Reg. No. 213
MAR 5 1941
COMM. EXPIRES: March 30, 1942

RECEIVED
FEB 3 1928

BODY 50 56

33131

FIRST UNIVERSALIST SOCIETY OF BROOKLYN, a religious corporation organized and existing under the Laws of the State of New York, with principal place of business at 95 Montague Street, Brooklyn, New York

Do hereby Certify, that a certain indenture of Mortgage, bearing

date the seventeenth day of January one thousand nine hundred and

twenty-eight, made and executed by THE BLOKUS REALTY COMPANY to it and given to secure payment of the principal sum of THREE THOUSAND FIVE HUNDRED DOLLARS and interest thereon _____

and duly recorded in the office of the Clerk of the County of Bergen in Liber

1028 of Mortgages, at page 52, on the twentieth day of January

one thousand, nine hundred and twenty-eight, and ~~indexed in block index of mortgages, in~~

~~section~~ ~~block~~ on the Land Map of the County of Bergen

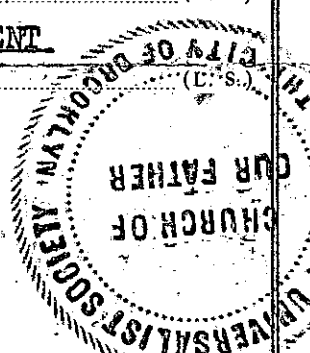
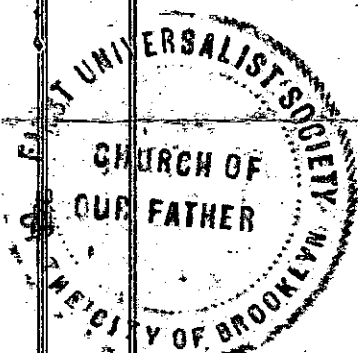
IS PAID; and do hereby consent that the same be discharged of record.

Dated the eleventh day of September 1945.

IN THE PRESENCE OF:-

FIRST UNIVERSALIST SOCIETY OF BROOKLYN

BY: Thos J Lewis (L. S.)
PRESIDENT



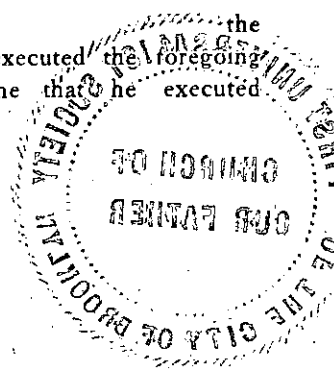
RECEIVED
BERGEN COUNTY
CLERKS OFFICE

SEP 13 2 47 PM '45

REGISTRY DIVISION
ALEXANDER ALLAN
COUNTY CLERK

CITY AND STATE OF NEW YORK }
COUNTY OF } ss.:
On this day of , 193 ,
before me personally came
to me known and known to me to be the
individual described in and who executed the foregoing
instrument, and acknowledged to me that he executed
the same.

CITY AND STATE OF NEW YORK }
COUNTY OF } ss.:
On this day of , 193 ,
before me personally came
to me known and known to me to be the
individual described in and who executed the foregoing
instrument, and acknowledged to me that he executed
the same.



CITY AND STATE OF NEW YORK }
COUNTY OF KINGS } ss.:
On this 11th day of September , 1945 , before me personally came THOMAS J. LEWIS
to me known, who, being by me duly sworn, did depose and say that he resides at No. 95 Montague Street, Brooklyn,
New York that he is the President of FIRST UNIVERSALIST SOCIETY OF BROOKLYN
the corporation described in and which executed the above 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 Directors of said
corporation, and that he signed his name thereto by like order.

Sadie A. O'Brien

SADIE A. O'BRIEN, Notary Public
Kings Co. Clk's No. 51, Reg. No. 65-O-6
N.Y. Co. Clk. No. 242, Reg. No. 154-O-6
Queens Co. Clk. No. 461, Reg. No. 3006
Nassau County Clk's No. 5-O-46
Term expires March 30, 1946

FIRST UNIVERSALIST SOCIETY OF
BROOKLYN

RECORDING FEES 1.30
PAID
TO

NEW YORK STATE CONVENTION OF
UNIVERSALISTS

*1028
572*

Satisfaction of Mortgage

Alexander Allen
UNIVERSALIST

The land affected by the within instrument lies
in Section in Block
on the Land Map of the County of

Hutton & Holahan
ATTORNEYS
32 COURT STREET
BROOKLYN, N. Y.

INDEXED

CITY AND STATE OF NEW YORK }
COUNTY OF } ss.:
On this, day of , 193 , before me personally came
, subscribing witness to the foregoing instrument, with whom I am personally
acquainted, who, being by me duly sworn, did depose and say, that he resided at the time of the execution of said
instrument, and still resides at No.
that he is and then was acquainted with
and knew h to be the individual described in and who executed the foregoing instrument; and that
he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the
same time subscribed h name as a witness thereto.

Received in P. M. Mail

Agreement, made and dated November 10th, 1941, between NEW YORK STATE CONVENTION OF UNIVERSALISTS, a religious corporation organized under the Laws of the State of New York, having its principal place of business at 12 Central Avenue, Cortland, New York, hereinafter described as the seller, and GREATER NEW YORK CORPORATION OF SEVENTH DAY ADVENTISTS, a religious corporation organized under the Laws of the State of New York, having its principal place of business at 1501 Broadway, New York City,

hereinafter described as the purchaser,

Witnesseth, that the seller agrees to sell and convey, and the purchaser agrees to purchase all that lot or parcel of land, with the buildings and improvements thereon, in the Borough of Brooklyn, County of Kings, City and State of New York, bounded and described as follows:-

BEGINNING on the easterly side of Grand Avenue at a point distant eighty-nine feet nine and three tenths inches southerly from the south-easterly corner of Grand Avenue and Fulton Street; running thence easterly parallel with Fulton Street, ninety-eight feet; thence southerly, at right angles to Fulton Street, twenty feet; thence easterly, again parallel with Fulton Street forty-four feet one and one-half inches; thence southerly, at right angles to Lefferts Place one hundred forty feet to the northerly side of Lefferts Place; thence westerly along the northerly side of Lefferts Place seventy-one feet to the northeasterly corner of Lefferts Place and Grand Avenue; thence northerly, along the easterly side of Grand Avenue one hundred seventy-five feet one and seven tenths inches to the point or place of BEGINNING.

SUBJECT to any state of facts a survey might show.

The seller has advised the purchaser that the buildings now situated on the above described premises are in the possession of Mt. Carmel Baptist Church which went into possession thereof after executing a contract of sale and purchase dated April 3, 1935. The said Mt. Carmel Baptist Church has defaulted in the terms of said contract and the seller hereunder shall endeavor to evict it from said premises. In the event that the seller shall be unable to deliver possession of said premises to the purchaser hereunder by February 2, 1942, then the seller shall have the right to return the deposit paid on the signing of this contract to the purchaser, without interest, and thereupon this contract shall immediately be cancelled and annulled, without the execution of any other legal document and without any further charge or expense to either party, provided that the purchaser shall have the option to extend time for delivery of possession to August 2, 1942. *W.A.V.*

It is expressly understood and agreed that there shall be no abatement of the purchase price for any reason whatsoever.

In the event that the title to said premises shall be unmarketable for any reason whatsoever, except as aforesaid, the seller shall repay to the purchaser the amount paid on account of the purchase price and the reasonable cost of examining the title to said premises, and thereupon this contract shall be cancelled and annulled and neither party shall have any further or other claim, right or remedy against the other.

Anything contained in this contract to the contrary notwithstanding the purchaser agrees that if it exercises the option above mentioned and extends the time for the delivery of possession to August 2nd, 1942, it will take title within one week after the seller or the seller's attorney has mailed a letter to it advising that the present occupant of the above described premises is not in possession thereof, and that the seller is able to deliver possession thereof to the said purchaser.

Said premises are also sold subject to:

Building restrictions and regulations in resolution or ordinance adopted by the Board of Estimate and Apportionment of the City of New York, July 25th, 1916, and amendments and additions thereto now in force.

Encroachments of stoops, areas or cellar steps, if any, upon any street or highway.

CONTRACT OF SALE

NOTICE

STOOPS, AREAS AND CELLAR STEPS OF MANY BUILDINGS ENCROACH UPON THE STREET, AND CITY OF NEW YORK CLAIMS THE RIGHT, IF IT SO DESIRES, TO REMOVE SAME. IF SUCH ENCROACHMENTS ARE OF A SUBSTANTIAL CHARACTER, TITLE MAY BE UNMARKETABLE UNTIL THE SAME ARE REMOVED. THE QUESTION AS TO THE SUBSTANTIAL CHARACTER OF SUCH ENCROACHMENTS AND AS TO THE PROBABLE REMOVAL OF SAME BY THE CITY IS LARGELY A MATTER OF OPINION. EACH PURCHASER MUST DECIDE THESE QUESTIONS OF FACT FOR HIMSELF. YOUR ATTENTION IS CALLED TO THE FACT THAT THIS CONTRACT PROVIDES THAT TITLE IS TO BE CONVEYED SUBJECT TO SUCH ENCROACHMENTS, IF ANY.

The observance of the following suggestions will save time and trouble at the closing of this Title.

THE SELLER

FIRST: Should bring with him all insurance policies and duplicates.

SECOND: He should also bring the tax and water receipts of the current year, and any leases, deeds and agreements relating to the premises.

THIRD: When there is a water meter on the premises it should be read.

FOURTH: If there are mortgages on the premises to be conveyed, the seller should produce receipts showing to what date the interest has been paid, and if the principal has been reduced evidence of such reduction, in form to be recorded, must be produced and recorded.

FIFTH: If the grantor is a married man, his wife may have to join in the execution of the deed.

SIXTH: The seller should furnish to the purchaser a full list of tenants giving the names, rent paid by each, and date to which rent has been paid.

THE PURCHASER

Should be prepared with money or a certified check drawn to his own order. The certified check may be for an approximate amount and money may be provided for the balance of the settlement.

HUTTON & HOLAHAN

ATTORNEYS

32 COURT STREET

BROOKLYN, N. Y.

The price is Twenty-two Thousand Five Hundred (\$22,500.00)

Dollars, payable as follows:

Two Thousand (\$2,000.00)

Dollars on the signing of this contract, the receipt of which is hereby acknowledged.

Eleven Thousand (\$11,000.00)

Dollars in cash or certified check drawn on public bank in City of New York and unendorsed on the delivery of the deed as hereinafter provided.

Nine Thousand Five Hundred (\$9,500.00) Dollars by the purchaser executing and delivering to the seller its bond and purchase money mortgage for that amount. Said bond and mortgage shall provide for the payment of quarter-annual installments of Three Hundred Seventy-five Dollars each, or more, and the entire unpaid balance of principal to become due and payable six years from the date of said bond and mortgage and shall also provide for the payment of interest at the rate of four and one-half percent per annum payable quarter-annually.

The following personal property owned by the seller is included in this sale: organ; pulpit, pulpit chairs, all pews; forty chairs (more or less) used for choir; rugs, carpets, and runners; the purchaser, however, does agree to take said personal property in whatever condition all of same may be in at the time of the delivery of the deed. The seller makes no representation as to the condition of any of same. In the event, however, that the said personal property has been removed from said premises prior to the delivery of the deed herein provided for, the purchaser shall at the time of the delivery of the deed be allowed the amounts hereinafter set forth for such personal property that has been removed, namely:

Organ	\$750.00
Pulpit	100.00
Pulpit chairs, pews, choir chairs	100.00
Rugs, carpets and runners	50.00

The parties hereto agree that if this contract calls for the making and delivery of any bond and accompanied by a purchase money mortgage, in such event such bond and mortgage shall be on the forms of bonds and mortgages in use by Hutton and Holahan, Attorneys, and shall be prepared by the Attorney for the seller on such forms, and the purchaser shall pay for same, together with the charges for recording, mortgage tax and revenue stamps.

All personal property appurtenant to or used in the operation of said premises owned by the seller is included in this sale, excepting the piano now in said premises.

This sale covers all right, title and interest of the seller of, in and to any land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining said premises, to the centre line thereof, and all right, title, and interest of seller in and to any award made or to be made in lieu thereof, and in any award for damage to said premises by reason of change of grade of any street; and the seller will execute and deliver to the purchaser, on closing of title, or thereafter, on demand, all proper instruments for the conveyance of such title and the assignment and collection of any such award.

If at the time of the delivery of the deed the premises or any part thereof shall be or shall have been affected by an assessment or assessments which are or may become payable in annual installments, of which the first installment is then a charge or lien or has been paid, then for the purposes of this contract all the unpaid installments of any such assessment, including those which are to become due and payable after the delivery of the deed, shall be deemed to be due and payable and to be liens upon the premises affected thereby and shall be paid and discharged by the seller upon the delivery of the deed.

If there be a mortgage on the premises and such mortgage has been reduced by payments on account of the principal thereof, then the seller agrees to deliver to the purchaser at the time of delivery of the deed a proper certificate executed and acknowledged by the holder of such mortgage and in form for recording, certifying as to the amount of the unpaid principal sum of such mortgage and rate of interest thereon, and the seller shall pay the fees for recording such certificate.

The following are to be apportioned:

1. Rents and interest on Mortgages.
2. ~~Insurance premiums on all existing policies~~
3. Taxes and water rates for the calendar year.

If there be a water meter on the premises, the seller shall furnish a reading to a date not more than thirty days prior to the time herein set for closing title and the unfixed meter charge for the intervening time shall be apportioned on the basis of such last reading.

All notes or notices of violation of law or municipal ordinances, orders or requirements noted in or issued by the Tenement House Department, Fire Department, Building Department, Labor Department, Health Department, or any other State or Municipal Department having jurisdiction, against or affecting the premises at the date hereof, shall be complied with by the seller and the premises shall be conveyed free of the same, and this provision of this contract shall survive delivery of the deed hereunder. The seller shall furnish the purchaser with an authorization to make the necessary searches therefor. be a Bargain and Sale Deed with covenant

The deed shall be in proper statutory short form for record, shall ~~contain the usual covenants against grantor~~ and shall be duly executed and acknowledged by the seller, at the seller's expense, so as to convey grantor to the purchaser, the fee simple of the said premises, free of all encumbrances except as herein stated.

All sums paid on account of this contract, and the reasonable expense of the examination of the title to said premises are hereby made liens thereon, but such liens shall not continue after default by the purchaser under this contract.

The risk of loss or damage to said premises by fire or any other cause until the delivery of the deed is assumed by the seller.

The deed shall be delivered upon the receipt of said payments at the office of Hutton & Holahan, No. 32 Court Street, Brooklyn, N. Y., at 2 P.M. o'clock on or before February 2, 1942.

The stipulations aforesaid are to apply to and bind the heirs, executors, administrators, successors and assigns of the respective parties.

The parties agree that M. C. O'Brien, Inc. and E. G. Gibbons brought about this sale and the seller agrees to pay the broker's commission therefor.

WITNESS the signatures and seals of the above parties.

IN THE PRESENCE OF:

Geo. [Signature]

NEW YORK STATE CONVENTION OF UNIVERSALISTS

BY *John Murray Newood, Pres.* [L. s.]

[L. s.]

GREATER NEW YORK CORPORATION OF SEVENTH DAY ADVENTISTS [L. s.]

BY *Walter A. Nelson, Pres.*

Joseph B. [Signature], Sec

No.

NEW YORK STATE CONVENTION OF UNIVERSALISTS

AND

GREATER NEW YORK CORPORATION OF SEVENTH DAY ADVENTISTS.

Contract of Sale

HUTTON & HOLAHAN
ATTORNEYS
32 COURT STREET
BROOKLYN, N. Y.