C-0832 o njw
(deed with vendor's lien - 1)

3.00

SEP 20-66 5216 * 3.00

THE STATE OF TEXAS ::
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS ::

That we, J. H. STEAPLES and wife, JANIE STEAPLES, of Travis County, Texas,

for and in consideration of the sum of TEN DOLLARS and other valuable and sufficient cash consideration this day to us in hand paid by the Grantees, hereinafter named, the receipt of which is here acknowledged and confessed and for the payment of which no right or lien, either express or implied, is retained, and the further consideration of the sum of FOUR THOUSAND FIVE HUNDRED AND NO/100 ($4,500.00) DOLLARS secured to be paid in accordance with one certain promissory purchase money note of even date herewith, executed by the Grantees herein, payable at the request of Grantors to the order of The Mutual Savings Institution, at Austin, Texas, said payee having advanced and paid to Grantors herein the face amount of said note, receipt of which is here acknowledged, payable in installments and bearing interest as therein provided, said note further providing for the acceleration of maturity and the usual attorney's fees, and being additionally secured in its payment by the lien of a deed of trust of even date herewith, executed by the Grantees herein to Fred C. Morse, Jr. , Trustee;

HAVE GRANTED, SOLD AND CONVEYED and by these presents do Grant, Sell and Convey unto BENNIE C. PITTMAN and wife, ADELINE PITTMAN, of Travis County, Texas, the following described property lying and being situated in Travis County, Texas, to wit:

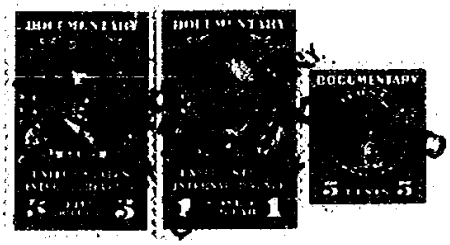
0.46 acre of land, more or less, out of the James Burleson Headright League, in Travis County, Texas, being a portion of that certain tract of land called 6.487 acres of land as conveyed to J. H. Steaples by deed recorded in Vol. 2264, Page 363, of the Travis County Deed Records, and more particularly described by metes and bounds as follows:
BEGINNING at a point in the west line of Rogers Lane, said corner being the most easterly southeast corner of the aforementioned tract conveyed to J. H. Steaples and the northeast corner of that certain tract conveyed to H. M. Hitchcock by deed recorded in Vol. 2086, Page 386, of the Travis County Deed Records, for the southeast corner hereof;
THENCE along the south line hereof and the north line of the aforementioned tract conveyed to H. M. Hitchcock, N. 67° 30' W. for a distance of 220.20 feet to an iron stake for the southwest corner hereof;
THENCE in part along a fence N. 29° 15' E. for a distance of 106.62 feet to an iron stake in the north line of the aforementioned 6.487 acre tract conveyed to J. H. Steaples for the northwest corner hereof;
THENCE along the north line of the said 6.487 acre tract and along a fence N. 59° 56' W. for a distance of 219.80 feet to an iron stake at fence corner in the west line of Rogers Lane for the northeast corner hereof;
THENCE along the west line of Rogers Lane and in part along a fence S. 30° 00' W. for a distance of 77.60 feet to the place of beginning, containing 0.46 acre of land, more or less; LESS, HOWEVER, AND THERE IS HEREBY RESERVED an easement for ingress and egress and passageway in and along a strip of land twelve (12) feet in width along the south boundary line of said tract herein described for Grantors, their heirs and assigns.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the Grantees, above named, their heirs or assigns, forever. And we do hereby bind ourselves, our heirs, executors, and administrators to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, SUBJECT to the easement herein reserved.

BUT, it is expressly agreed and stipulated that the VENDOR'S LIEN is retained against the above described property, premises and improvements until the indebtedness, above mentioned and described, as evidenced by the hereinbefore described note, principal and interest, is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

FOR VALUE RECEIVED as aforesaid, we, the Grantors herein, do hereby TRANSFER, SET OVER AND ASSIGN, without recourse on us in any event, unto the said The Mutual Savings Institution, its successors and assigns, the Vendor's Lien herein retained, together with all rights, equities, and superior title thereto securing the payment of said note, as aforesaid.

EXECUTED this 15th day of September, 1966.



J. H. Steaples

Janie Steaples

$6.05 U.S. INT. REV. STAMPS CANCELLED

THE STATE OF TEXAS ::
COUNTY OF TRAVIS ::

BEFORE ME, the undersigned authority, on this day personally appeared J. H. Steaples and wife, Janie Steaples known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Janie Steaples wife of the said J. H. Steaples having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Janie Steaples, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19th day of September, 1966.

NOTARY SEAL

G. W. CALLIS
Notary Public in and for Travis County, Texas

FILED
Sep 28 4 13 PM '66
Emilie Limberg
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

SEP 22 1966

Emilie Limberg
COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEED RECORDS 3187 87
Travis County, Texas