

policy or policies to be in a company or companies acceptable to the holder of said note with the loss clause payable to said holder and said policy or policies are to be deposited with and held by holder, failure to pay taxes and take out said insurance as provided shall authorize the holder of said note to pay said taxes and take out said insurance or to do either or both of said things without being under legal obligations to do so and all sums of money expended by the holder of said note in the payment of taxes and in taking out insurance shall be secured by the Vendor's Lien reserved above and shall bear interest from date expended until repaid at the rate of eight per cent per annum and be subject to the ten per cent attorney's fee clause in said note and failure of the grantee herein, his heirs, assigns and legal representatives to pay taxes or keep the improvements insured as provided above or to pay any part of principal or interest when due shall authorize the holder of said note to declare the same due and payable and to immediately institute suit for foreclosure and collection.

And we hereby transfer, assign and convey unto the said Texas Bank & Trust Company of Austin, Texas, all liens securing the payment of the above mentioned note together with the legal and superior title in and to the above described property and premises remaining in us as Vendors.

Witness our hands at Austin, Texas, this 3rd day of November 1924.

Mrs. Minnie P. Watson

A. O. Watson

THE STATE OF TEXAS #

COUNTY OF TRAVIS # BEFORE ME, the undersigned authority on this day personally appeared A. O. Watson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. And also came Mrs. Minnie P. Watson wife of said A. O. Watson, known to me to be the person whose name is subscribed to the foregoing instrument and having been examined by me privily and apart from her husband and having the same fully explained to her, she the said Mrs. Minnie P. Watson 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 3rd day of November A. D. 1924.

Arthur P. Watson

(Notary Seal)

Notary Public Travis Co., Texas.

Filed for record Nov. 8th 1924 at 1 P. M. Recorded Nov. 10th 1924 at 11: 30 A. M.

THE STATE OF TEXAS #

COUNTY OF TRAVIS # KNOW ALL MEN BY THESE PRESENTS: THAT I, Attilia A. Hancock of the County of Travis, in the State of Texas, for myself and as Executrix of the last will and testament of Lewis Hancock, deceased for and in consideration of the sum of Twenty six hundred Dollars (\$2600.00) paid and secured to be paid by Mrs. Frances Arlitt out of her own separate property and estate as follows: Two thousand Dollars (\$2,000.00) cash in hand paid, the receipt of which is hereby acknowledged and one promissory note of even date herewith, executed by Mrs. Frances Arlitt and Max Arlitt for Six Hundred Dollars (\$600.00) payable on or before one year after its date, bearing interest at the rate of eight per cent (8%) per annum providing that if the interest is not paid when due it is to become as principal and bear the same rate of interest and containing the usual clause for ten per cent as attorneys fees, principal and interest payable at The State National Bank of Austin, Texas, said notes payable to Mrs. Attilia A. Hancock or order and the Vendor's lien is hereby expressly

retained and given upon the property hereinafter described to secure the payment of said note.

Have granted, sold and conveyed and by these presents do grant, sell and convey unto the said Mrs. Frances Arlitt, to her sole and separate use and benefit, of Travis County State of Texas, the following described property situated in Austin, Travis County, State of Texas, same being Lots Nos. Sixty six (66) and Sixty eight (68) in Block No. Six (6) of Aldridge Place which said Aldridge Place is a Subdivision of parts of Outlots Nos. Seventy four (74) and Seventy three (73) in Division "D" of the Outlots to the City of Austin, in Travis County, Texas, and which said Lots hereby conveyed are described by metes and bounds as follows, to-wit: by reference to the plat of Aldridge Place mentioned in the next succeeding paragraph hereof.

The plat of said Aldridge Place is recorded in Plat Book No. 2 page 231 of the Travis County, Texas, Plat Records and is referred to for full description of the property hereby conveyed; this Conveyance being made and intended to be made in accordance with the description of the above described premises as shown by said Plat.

To have and to hold the above described premises, together with all and singular the rights, and appurtenances thereto in anywise belonging or appertaining unto the said Mrs. Frances Arlitt, to and for her sole and separate use, her heirs and assigns forever. And I do hereby bind myself, my heirs, executors and administrators to Warrant and Forever defend all and singular the said premises unto the said Mrs. Frances Arlitt, her heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

It is provided, however, that the conveyance hereby made is subject forever to the restrictions, covenants and conditions as follows, to-wit:

1. No vinous, spirituous or malt liquors shall ever be sold or exposed for sale, no livery stable or garage, as a business nor any trade, manufacturing or mercantile business of any kind, shall ever be carried on, or be permitted to be carried on, on said premises or any other part of Aldridge Place.
2. No part of the above described premises, or any other part of said Aldridge Place, shall ever be conveyed or in any way transferred, demised, leased or rented to any person or persons of African descent, nor ever be held in any way by or for such person or persons provided that this clause shall not prevent the employment of such persons as domestic servants in Aldridge Place and customary accommodations to them.
3. All improvements to be erected upon the premises hereby conveyed shall be built and used for residence purposes, excepting such improvements as may be proper for use in connection with residences. Provided, however, that Flats or Apartment Houses are included in the word residence.
4. No residence to be erected on the above described premises if two stories or more, shall be of original cost less than \$5000.00 and if less than two stories of original cost less than \$3500.00.
5. No residences are permitted to front on any of the outside lines of said Aldridge Place, or streets surrounding same but all residences to be erected in Aldridge Place are required to front on streets in said Place.
6. The building line of the land hereby conveyed shall be not less than twenty five (25) feet from the property line of said premises, as same is above described; and no residence or any part thereof, no outbuildings of any kind and no board fence, shall ever be erected or placed upon the space between said building line and said property line; provided

however that the steps and gallery in front of the front door of any residence may extend from said building line towards said property line not to exceed twelve (12) feet; and provided further that in case of corner lots, the side line--not the front line-- of the residence proper, including gallery and steps may approach the property line to within ten feet.

The grantee in this Conveyance accepts same subject to all the foregoing restrictions and conditions, which it is agreed shall be deemed to be covenants running with the land; and the grantee, for himself, his heirs, legal representatives and assigns, covenants to and with the grantor, his heirs and legal representatives, that he will and that his heirs, legal representatives and assigns shall forever faithfully observe all and each of the foregoing restrictions and conditions, whether or not they are repeated in subsequent conveyances of the above described property.

If the grantee, or any person or persons claiming under him, shall at any time violate or attempt to violate or shall omit to perform or observe any of the foregoing restrictions or conditions then it shall be lawful for any person owning land in Aldridge Place, such ownership being subject to the same restrictions, or conditions as in this Conveyance in respect to which default is made by the grantee or any person or persons claiming under him, to institute and prosecute appropriate proceedings at law or in equity against the grantee or any persons or persons claiming under him for the wrong done or attempted. Or the grantor herein, his heirs or legal representatives if they deem it proper--without being however compelled to do so may institute and prosecute such proceedings.

Witness my hand this 6th day of November A. D. 1924.

Attilia A. Hancock
For herself

Attilia A. Hancock
Executrix of the last Will and Testament
of Lewis Hancock, Deceased.

\$3.00 U. S. Int Rev. Stamp Can.

THE STATE OF TEXAS #

COUNTY OF TRAVIS # BEFORE ME, Paul O. Simms a Notary Public in and for Travis County, Texas on this day personally appeared Mrs. Attilia A. Hancock known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and consideration therein expressed for herself and as executrix of the last will and testament of Lewis Hancock, deceased.

Given under my hand and seal of office this 6th day of November A. D. 1924.

Paul O. Simms

(Notary Seal)

Notary Public Travis County, Texas.

Filed for record Nov. 8th 1924 at 2 P. M. Recorded Nov. 10th 1924 at 12 M.

THE STATE OF TEXAS #

COUNTY OF TRAVIS # KNOW ALL MEN BY THESE PRESENTS: THAT I, C. Wendlandt, of the County of Travis, State of Texas, for and in consideration of Twenty four Hundred Ninety seven and 82/100 Dollars to me in hand paid by Eugen Seibert, Sr. the receipt of which is hereby acknowledged, have this day bargained, sold and conveyed and by these presents do bargain, sell and convey and assign unto the said Eugen Seibert, Sr., One (1) certain vendor's lien note executed by C. E. Crawford, in favor of W. B. Lovelass in the sum of \$2550.00 with a credit on principal of \$114.68 and being Note No. 1 of a series of 3 notes aggregating in the sum of Thirty one hundred and 00/100 Dollars, dated October 4, 1917 and bearing interest from date at the rate of 8 per cent per annum, together with an attorney's fee of ten per