

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Thomas A. Graham, of Travis County, Texas,
(not joined herein by my wife for the reason that the property herein conveyed is not now nor has it ever been my homestead or any part thereof) for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable cash considerations to me in hand paid by Edwin London, receipt of all of which consideration is hereby acknowledged and confessed and payment of no part of which is secured by a lien, express or implied upon the hereinafter described property, and the further consideration of the execution and delivery by the said Edwin London, of his one certain promissory vendor's lien note of even date herewith for the sum of Twenty-three Thousand, Nine Hundred Sixty & 60/100 Dollars (\$23,960.00), payable to the order of Thomas A. Graham, at Austin, Texas, on or before three (3) years after date hereof, said note bearing interest from date until paid at the rate of five per cent (5%) per annum, interest payable semi-annually, and, if not so paid, interest is to become as principal and bear the same rate of interest; said note providing that if same be placed in the hands of an attorney for collection after maturity from any cause, or if same be collected through any character of legal proceedings, the maker promises to pay an additional sum of ten per cent. (10%) on the full amount then due hereon, as attorney's fees; and the payment of which said note is secured by a Vendor's Lien on the premises hereby conveyed, which is hereby expressly reserved and retained to secure the full and final payment of said note; and, as additional security for the payment of said note, the Grantee promises and agrees to pay all taxes accruing upon said premises for the year 1956 and years subsequent thereto while said note may remain unpaid, prior to delinquency of any such taxes; and it is hereby and in said note provided that failure to pay the interest thereon when due and taxes on said premises before delinquency, then, and in either such event, and at any time while either such delinquency may continue, the holder of said note may, at his option, mature all amounts then remaining unpaid on said note; or, at his option, he may continue said note in effect and pay such delinquent taxes for the account of the maker of said note; and any sums so paid shall be due upon demand, with interest thereon at the rate of eight per cent (8%) per annum, and the payment thereof expressly secured by the lien retained to secure the payment of said note;

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HAVE GRANTED, SOLD AND CONVEYED, and by these presents do Grant, Sell and Convey, unto the said Edwin London, of Travis County, Texas; the following described tract or parcel of land situated in Travis County, Texas, being forty-two acres (42.0A.) of land, partly located in the George W. Davis Survey (in conflict with the Thomas J. Chambers 8 League Grant), and in the Thomas J. Chambers 8 League Grant, in Travis County, Texas, about four miles North-west of the City of Austin, and being parts of those two tracts described in conveyances to Mrs. Winnie A. Ponton by Deeds recorded in Book 535, page 33, and Book 612, page 495, of the Deed Records of Travis County, Texas; and said 42.0 acre tract being more particularly described by metes and bounds, as follows, the tract of land herein conveyed being the same conveyed to the Grantor herein by deed from Winnie A. Ponton and C. B. Ponton, recorded in Book No. 1537, Pages 430 to 434 incl. Travis County Deed Records:

BEGINNING at a Cedar post in an old stone mound at the North-west corner of a 100 acre tract of land conveyed to Mrs. Winnie A. Ponton in the T. J. Chambers 8 League Grant by Deed recorded in Book 535, page 33, of the Deed Records of Travis County, Texas, for the North-west corner of this tract, same being a North-east corner of the Wendlandt properties in the T. J. Chambers 8 League Grant,

THENCE with the west boundary as fenced of the aforementioned 100 acre tract and an East boundary of the Wendlandt property S. 28° 20' W. 222.5 varas to an iron stake under fence for the South-west corner of this tract, same being the North-west corner of a 92.15 acre tract conveyed by Mrs. Winnie A. Ponton et vir. to Fred Eby, Jr., out of the said 100 acre tract and a 47 acre tract in the T. J. Chambers 8 League Grant.

THENCE with the North boundary of said Eby tract and along the fence on the eastern part of said tract S. 59° 05' E. 671.6 varas to an iron stake under fence for the South-East corner of this tract. From which an 8" Live Oak marked "X" bears N. 44° 12' E. 12.3 varas and a 4" Live Oak marked "X" bears S. 50° 17' E. 9.1 varas;

THENCE N. 30° 46' E. 228.8 varas to an iron stake on the South side of a fence and in the South boundary of the George W. Davis Survey for an angle corner of this tract, from which a nail head in a 4" Live Oak marked "X" bears N. 39° 50' W. 2.3 varas and a nail head in a 6" elm marked "X" bears S. 90° 49' W. 7.7 varas;

THENCE N. 46° 49' E. 198.9 varas to an iron stake in an old field for an angle corner of this tract, same being the South-west corner of a 7.23 acre tract heretofore conveyed out of the Second Tract described in Book 612, page 495, and Book 1072, page 327, of the Deed Records of said County;

THENCE with the West boundary of said tract N. 10° 13' W. 187.6 varas to an iron stake under fence for the North-east corner of this tract and in the North boundary of that tract as described in Book 612, page 495;

THENCE with the fence on the North boundary of said tract the following four courses and distances:

- (1) S. 87° 16' W. 109.1 varas to an iron stake;
- (2) N. 89° 12' W. 63.9 varas to an iron stake;
- (3) N. 81° 26' W. 31.8 varas to an iron stake, and
- (4) N. 75° 48' W. 53.1 varas to an iron stake in fence corner

for the North-west corner of this tract, same being the South-west corner of the aforementioned tract as described in Book 612, page 495;

THENCE with the fence on the West boundary of said tract S. 29° 55' W. 233.8 varas to a wood stake in a stone mound at fence corner in the North

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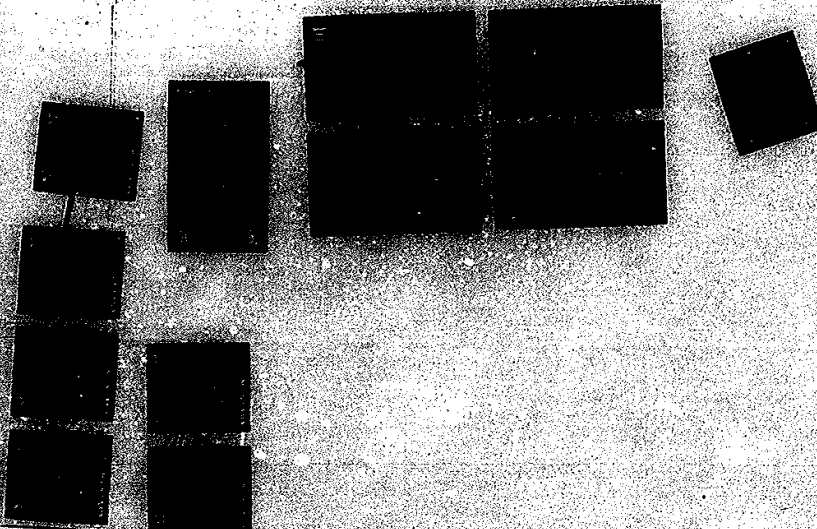
BEFORE ME, the undersigned authority, on this day personally appeared Thomas A. Graham, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of December, A. D. 1955.

CLAUDE FELLOWS
Notary Public in and for
Travis County, Texas

Claude Fellows

Notary Public in and for Travis County, Texas



Filed for Record Dec. 20, 1955 at 2:15 P.M. Recorded Dec. 22, 1955 at 9:35 A.M.