

ALEX MOORE AND WIFE MARY L. MOORE- - -TO- - SCHOTTISH AMERICAN MORTGAGE
COMPANY, LIMITED, OF EDINBURG, SCOTLAND.

Warranty Deed dated June 1, 1898. filed July 6, 1898, and recorded
in Deed Record Book 13, page 345-350.

THE STATE OF TEXAS,
COUNTY OF BEXAR.

Whereas Alex Moore did execute his one certain principal note for the sum of Forty Thousand (\$40000.00) Dollars dated at San Antonio, Texas, March 2nd 1891, and payable the first day of March 1896 to the order of the Scottish American Mortgage Company, Limited, of Edinburgh, Scotland, at the office of E. B. Chandler in San Antonio, Texas, with interest after maturity until paid at the rate of ten per cent per annum, and five interest notes of even date with said principal note each for the sum of \$3600.00 and due respectively on the first day of March 1892, 1893, 1894, 1895, and 1896, payable to said Company with interest after maturity at the rate of ten percent per annum, said interest notes representing the interest on the above described principal note to its maturity and

Whereas to secure the payment of all of the above described ~~notes~~ notes the said Alex Moore and wife Mary L. Moore did convey to E. B. Chandler by a deed of trust dated March 2nd 1891, and recorded in Vol F. pages 407 to 413, records of Guadalupe County, Texas, and in Vol. I, pages 49 to 54 records of Gonzales County, Texas, all that certain tract or parcel of land being 5900 acres,

ALEX MOORE AND WIFE MARY L. MOORE--TO--SCHOTTISH AMERICAN MORTGAGE COMPANY,
LIMITED, OF EDINBURG, SCOTLAND.

Warranty deed recorded in deed record book 13, p. 345-350. Con. 1....
subdivision No. 2 of a division of Capote Farm made by John Dewees
and A. M. Erskine, and being a portion of the Jose de la Baume six
league grant, fully described in said deed of trust to which refer-
ence is hereby made for a more particular description of said land,
and

Whereas the first two of said interest notes were paid and the
sum of \$800.00 was paid to account of the third of said interest
notes, and

Whereas since the execution of the above mentioned deed of
trust there has been sold out of the land described therein three
tracts of land as follows: One tract for 503 1/4 acres in Guad-
alupe County of L. P. David, by deed dated April 13th 1897, one
tract of 200 acres, partly in Guadalupe and partly in Gonzales
Counties to Henry E. and Wm. Wallace Fone by Deed dated April
13th 1897, and one tract of 876 1/4 acres partly in Guadalupe and
partly in Gonzales Counties to Leroy G. Denman by deed dated Sept.
22nd 1897, the said company releasing the tracts so sold from its
deed of trust in consideration of the said Alex Moore turning over
to said Company the proceeds in such sales, both cash and vendors
lien notes, the amount of same to-wit; \$29,815.00 being entered
as a cred dit on said \$40,000.00 principal note, and

ALEX MOORE AND WIFE--TO--SCOTTISH AMERICAN MORTGAGE COMPANY.

Warranty Deed recorded in deed record book 13, page 345-350. Con. 2...

Whereas since the execution of the above mentioned deed of trust there has been sold out of the land described therein three tracts of land as follows: One tract for 503 1/4 acres in Guadalupe County to L. P. David by deed dated April 13th 1897, one tract of 200 acres partly in Guadalupe and partly in Gonzales Counties to Henry E. and Wm. Wallace Fones, by deed dated April 13th 1897, and one tract of 876 1/4 acres partly in Guadalupe and partly in Gonzales Counties to Leroy G. Denman by deed dated September 23rd 1897, the said Company releasing the tracts so sold from its deed of trust in consideration of the said Alex Moore turning over to said company the proceeds in such sales, both cash and vendors lien notes, the amount of same, to-wit: \$29,815.00, being entered as a credit on said \$40,000.00 principal note and

Whereas the balance of said principal note, to-wit: \$10,185.00 with interest thereon to date, the balance of the third interest note and all of the fourth and fifth interest notes above described, together with interest on same from date of maturity still remain due and unpaid, and the said Alex Moore is unable to pay the same, and

Whereas the said The Scottish American Mortgage Company, Limited, has agreed to accept a deed from said Alex Moore and wife Mary L.

ALEX MOORE AND WIFE --TO-- SCOTTISH AMERICAN MORTGAGE COMPANY.

Warranty Deed recorded in deed record book 13, p. 345-350. Con. 3.....
Moore to all of the land described in its deed of trust, above
mentioned less the three tracts sold out of same as above described
in full cancellation payment and satisfaction of the balance of the
debt due by said Alex Moore.

Now Therefore, know all men by these presents, that we Alex
Moore and wife Mary L. Moore, for and in consideration of the above
named premises and the full cancellation and delivery to us of
said principal and interest notes still remaining unpaid as above
described, have granted, sold and conveyed and by these presents do
grant, sell and convey unto the said The Scottish American Mortgage
Company, Limited, of Edinburgh, Scotland, 4320 1/2 acres of land
of lying partly in Guadalupe and partly in Gonzales Counties, Texas,
a part of Subdivision No. 2 of a division of the Capote Farm made
by John Dewees and A. M. Erskine and being a portion of the Jose
de la Baum six league grant, more particularly described as follows
to-wit: BEGINNING at the southeast corner of said subdivision No. 2 for
the southeast corner of this tract: Thence north with the east line
of said subdivision No. 2, 4301 vrs. to the southeast corner of a
200 acre tract out of said subdivision No. 2 heretofore conveyed by
these grantors to Henry E. & William Wallace Fones: Thence west with
the south line of said 200 acre tract 473 yards to its south-west

ALEX MOORE AND WIFE--TO--SCOTTISH AMERICAN MORTGAGE COMPANY.

Warranty Deed recorded in deed record book 13, p. 345-350. Con. 4.....
corner: Thence north with the west line of said 200 acre tract 405 feet
to a stake in the north boundary of the Seguin and Gonzales road,
being the southeast corner of a tract of 876 1/4 acres out of said
subdivision No. 2 heretofore conveyed by these grantors to Leroy G.
Denman: Thence with said road S. 77 1/2 W. 350 feet; N. 68 1/2 W. 800 feet,
N. 76 W. 588 feet to a stake S. 21 1/2 W. about 210 feet from Gunn
Spring, from which a post 16 inches diameter bears S. 25 E. 14 feet
Thence N. 87 W. 433 feet: Thence N. 40 W. 815 feet to a stake from
which a post oak 13 inches diameter bears N. 50 E. 17 1/2 feet and a
hickory 13 N. 71 W. 25 feet: Thence N. 64 W. 341 feet; N. 85 1/2 W.
579 feet, S. 88 W. 1302 feet to a stake 285 feet N. 15 E. from the
southeast corner of a tract of 503 1/4 acres, conveyed to L. P. David
from which a post oak 8 inches diameter bears S. 32 1/2 E. 26 feet and
a post oak 16 inches diameter bears N. 80 E. 65 feet; Thence S. 15
W. 285 feet to southeast corner of said 503 1/4 acre tract of L. P.
David: Thence N. 75 W. with the south line of David tract 715 1/3
yards to a stake in west boundary line of said subdivision No. 2 from
which a post oak 8 inches diameter bears S. 52 1/4 W. 27 feet and
a post oak 12 inches diameter bears S. 45 E. 61 1/2 feet: Thence with
the west boundary line of said subdivision No. 2 S. 15 W. 112 2/3
yards to a corner of said subdivision No. 2 on the Lessville road:

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Warranty Deed recorded in deed record book 13, p. 345-350. Con. 5.....
Thence S. 42 1/4 W. with the boundary line of said subdivision No. 2
6532 varas to its southwest corner: Thence east with the south
boundary line of said subdivision No. 2 7417 varas to the place of
beginning.

TO HAVE AND TO HOLD - - (regular, and retaining vendors lien

Witness our hands this first day of June 1898.

Alex Moore

Mary L. Moore.

Acknowledgements taken by S. B. Goodale, Notary Public, New York County,
New York, June 21, 1898, regular form.