

ALEX MOORE & WIFE-----to-----L. P. DAVID.

Deed, dated April 13th 1897, filed July 5th 1897, recorded
in Deed Record Book 11 pages 504-6.

THE STATE OF TEXAS)

COUNTY OF BEXAR)

KNOW ALL MEN BY THESE PRESENTS:.

That We Mary D. Moore and husband Alexander Moore of the
City and County of New York ~~for~~ State of New York, for and in
consideration of the sum of Ten Thousand and Sixty Five (10065.00)
Dollars paid and secured to be paid by L. R. David as follows:

\$700.00 Dollars cash in hand paid, the receipt whereof
is hereby acknowledged and the execution by the said L. P. David
of his six certain promissory Vendor's Lien notes each dated
San Antonio Texas, April 13, 1897, one for the sum of \$800.00
due on or before May 1st, 1898, one for \$800.00 due on or before
May 1st, 1899, one for \$1000.00 due on or before May 1st, 1900
one for \$1500.00 due on or before May 1st 1901, one for \$2600.00
due on or before May 1st 1902, One for \$2665.00 due on or before
May 1st 1903, all of said notes payable to the order of Alex.
Moore at the office of E. B. Chandler in San Antonio, Bexar
County Texas, in United States Gold Coin, of the present standard
weight and firmness with 6% interest per annum from May 1st 1897
payable annually; each of said notes being given for a part of
the purchase money for the land hereinafter conveyed and acknow-
ledged a Vendors Lien thereon providing for the maturing of
all of said notes at the option of the holder or holders there-
of in case default is made in the payment of any of the annual
installments of interest and for 10% attorneys fees if placed
in hand of attorney for collection have Granted Sold and Con-
veyed and by these presents do Grant, Sell and Convey unto the
said L. P. David of the county of Gonzales and State of Texas
all that certain tract or parcel of land of 503 $\frac{1}{4}$ acres situated
in Guadalupe County Texas part of the Jose de la Baume Six Lea-
gue grant and a portion of Subdivision No 2 the partition of the
"Capote" Farm described as follows:

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Beginning at the N. W. corner of said subdivision No 2 on the South bank of what is now the old channel of the Guadalupe River from which a Water Elm 20" dia. brs. S 15 deg. W 10 vrs. or 27 $\frac{3}{4}$ feet and Hackberry 10" dia. brs. S 40 W 5-1/5 vrs 14 $\frac{1}{2}$ ft. Thence with the western boundary of said subdivision No. 2 S 15 deg. W 2339 yards to the Spring Branch 3022-2/3 yds. to a stake 12-2/3 yds N 15 deg. E from the corner of said subdivision No. 2 on the Leesville Road from which a Post Oak 8 in. dia. brs. S 52 $\frac{1}{2}$ deg. W 27 ft. and a Post Oak 12" dia. brs. S 45 deg. E 61-1/2 ft. Thence S 75 deg. E 715-1/3 yds. to a stake from which a Post Oak 11 inches dia. brs S 25 deg. W 6 $\frac{3}{4}$ ft. and a Post Oak 5 inches dia. brs. N 65 $\frac{1}{2}$ deg. E 20 ft. Thence N. 15 deg. E at 778 yds. the center of the Spring Branch at 1053 yds to diel fence 3438 yds. to the Guadalupe River where a stake was set about 6 ft. from the edge of the water from which a Box Elder 6 in. in dia. brs. S 47 deg. E 1 foot and a Box Elder 20 in. dia. brs. S 27 $\frac{1}{2}$ deg. E 30 ft. Thence up the river with its meanders to its intersection with the old channel of the river and up said old channel with its meanders to the place of beginning, the perpendicular front on the river old and present bid being 720 yds.

To Have and To Hold the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said L. P. David his heirs and 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 L. P. David his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. But it is expressly agreed and stipulated that the Vendors Lien is retained against the above described property premises and improvements, until the above described notes, and all interest thereon are fully paid according to their face and tenor, effect and reading thereof, when this deed this shall become absolute.

Witness our hands at this the 13th day of April 1897,

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Witness at Request of Grantor)	Mary L. Moore
Eugene Germain as to)	
Mrs. Mary L. Moore.)	Alexander Moore.

THE STATE OF TEXAS)
COUNTY OF BEXAR)

Before me John J. Stevens a Notary Public in and for said County and State, on this day personally appeared Alexander Moore known to me to be the person whoses name is subscribed to the foregoing instrument and acknowledged tome that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 12 day of May 1897.

(SEAL) John J. Stevens, Notary Public Bexar County, Texas.

Consulate of The United States of America at Zurich Switzerland.

On this twenty ninth day of May 1897 before the undersigned Consul of the United States of America at Zurich aforesaid personally came Mrs. Mary L. Moore (Mary L. Moore) to me known to be the identical person described in and who executed the preceding Deed and acknowledged that she executed the same in good faith and for the purposes therein mentioned.

In testimony whereof I have hereunto subscribed my name and affixed the Seal of the aforesaid Consulate.

(SEAL) Eugene Germain, U. S. Consul at Zurich.