

Filed for Record November 29th, 1909 at 5 o'clock P.M.

J. A. Spears, County Clerk, Nacogdoches County, Texas
By Dagmar W. Kelley Deputy

J. H. Summers and B. W. Tucker
vs
James Colston

The State of Texas }
County of Nacogdoches }
Present to: J. H. Summers and
B. W. Tucker of the County of Nacogdoches

State of Texas for and in consideration of the sum of one hundred, fifty (\$150.00) Dollars, to us received to be paid by James Colston as follows: The execution by the said James Colston of his certain promissory note, bearing even date herewith, payable to J. H. Summers and B. W. Tucker, or bearer, for the sum of One Hundred, Fifty (\$150.00) Dollars, due and payable twelve (12) months after date, payable at Nacogdoches, Texas, and drawing 10% interest from date; interest payable annually as it accrues, and providing that all past due interest shall draw 10%, and providing that if said note is placed in the hands of attorney for its collection, or if collected by legal proceedings to pay 10% additional on the principal and interest then due on said note as attorney's fees, and said note also retaining a Vendor's Lien on the hereinafter described real estate and premises to secure the payment of principal, interest and attorney's fees provided for in said note. The said note executed as the purchase money of the hereinafter described real estate and premises, have Granted Sold and Conveyed and by these presents do Grant Sell and Convey, unto the said James Colston of the County of Nacogdoches, State of Texas all that certain tract or parcel of land lying and being situated in the County of Nacogdoches, Texas, situated about fifty (5) East of the City of Nacogdoches, and being a part of the J. A. Whizmo Grant, bounded and described as follows: Beginning at the N. W. corner of a 160 acre tract belonging to P. L. Wornack on the East bank of Roman branch, from which a survey line be 6" N. 65 E. 45 feet, a B. D. line 4" S. 10 E. 3 feet; Thence S. 80 E. with N. Bdy. line of the said Wornack tract 550 yds. to the N. E. corner of same, a White Oak 10" N. 50 E. 14 feet, a B. G. 14" N. 10 W. 25 feet; Thence N. 20 E. to the S. E. corner of a 22 acre tract sold by J. P. Mc Knight and wife to J. M. Mera; Thence W. with the S. Bdy. line of said Mera tract to Roman branch, the S. W. corner of said

✓ more tract; thence down said Roman branch with its meanders
 to the place of beginning, containing 50 acres, more or less. Do
 have and to hold the above described premises together with
 all and singular the rights and appurtenances thereto in
 anywise belonging, unto the said James Colston 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 James Colston, his
 heirs and assigns, against every person whomsoever lawfully
 claiming or to claim the same in any part thereof. But it is
 expressly agreed and stipulated that the vendors liens retain-
 ed against the above described property, premises and improve-
 ments, until the above described note, and all interest thereon,
 are fully paid according to its face and true, effect and read-
 ing, when this deed shall become absolute. Witness our
 hands at Nacogdoches this 30th. day of November A.D. 1909
 Witnesses at Request of Grantor: J. F. Summers,
 B. V. Tucker.

The State of Texas }
 County of Nacogdoches } Before me, E. B. Lewis a Notary
 Public in and for
 County, Texas, on this day personally appeared J. F. Summers
 and B. V. Tucker 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 consid-
 eration therein expressed. Given under my hand and seal
 of office this 30th. day of November A.D. 1909.

E. B. Lewis, Notary Public in and for
 Nacogdoches County, Texas.

Filed for Record November 30th, 1909, at 2 o'clock P.M.

J. A. Spears, County Clerk, Nac Co., Texas.

By Dagmar V. Kelley Deputy.

J. H. Pate
 vs Helen
 M. Thoms

The State of Texas, } Whereas
 County of Nacogdoches } by Deed
 dated the 4th day of December 1901
 recorded in the County Clerk's office

of Nacogdoches County, Texas in Book 50 page 323-4
 Robert Lindsey + June B. Harris conveyed to J. D. Thrash
 certain real estate and premises in the County of Nacog-
 doches and State of Texas, which is fully described in said
 deed, to which reference is here made for more particular