

STATE OF TEXAS,  
County of Bexar

Know All Men By these Presents:



That I, R. N. WHITE, owning, claiming and occupying other property in Bexar County  
as my homestead,  
of Bexar County, Texas, for and in consideration of

TEN AND NO/100 (\$10.00) ----- DOLLARS  
and other good and valuable consideration  
cash to me in hand paid by DAVID A. KAINE and wife, LUCILLE KAINE,

the receipt of which is hereby acknowledged, and the further consideration of the sum of

ONE THOUSAND AND NO/100 (\$1,000.00) ----- DOLLARS

secured to be paid and evidenced by one certain promissory vendor's lien note(s), of even date herewith  
executed by the Grantees herein, payable to the order of the Grantor herein, in monthly  
installments of Fifteen and No/100 (\$15.00) Dollars, each, or more, including interest  
at the rate of 5% per annum; the first such installment being due and payable November 1st,  
1950, and continuing monthly thereafter until said note, both principal and interest,  
shall have been fully paid off and satisfied;

said note(s) providing that both principal and interest are payable

in San Antonio, Bexar County, Texas;

that all past due principal and interest shall bear interest from the date it accrues until paid at ten per cent  
(10%) per annum, whether matured by lapse of time or by default; that default in the payment of said note(s),  
or any part thereof, principal or interest, when due, shall, at the option of the holder, at once mature the whole  
of said note(s); and that if default is made, and said note(s) placed in the hands of an attorney for collection,  
or collected through judicial, bankruptcy or probate proceedings by an attorney, then an additional amount of  
ten per cent (10%) of the principal and interest then owing thereon shall be added to the same as attorney's  
fees; said note(s) acknowledging the vendor's lien herein retained to secure the payment thereof, and being addi-  
tionally secured by deed of trust (with power of sale) of even date herewith executed by grantee(s) herein conveying  
the hereinafter described property to HARRY A. HALFF,

Trustee, the giving of said deed of trust being a part of the consideration for this conveyance, have GRANTED,  
SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said,

of the County of Bexar and the State of Texas, the following described real estate, together with  
DAVID A. KAINE and wife, LUCILLE KAINE,

all improvements thereon, situated in the County of Bexar and the State of Texas, being more particularly described  
as follows, to-wit:

Lot Five (5), Block One (1), BEVERLY HILLS, situated in Bexar County, Texas, ac-  
cording to map or plat thereof recorded in Volume 1625, Page 249, of the Bexar  
County Deed and Plat Records.

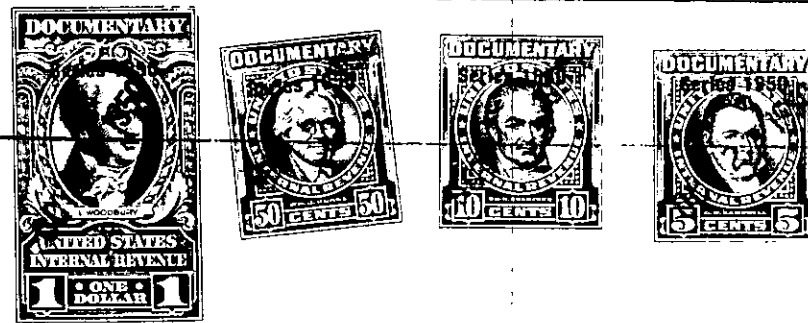
- This Conveyance is made, however, subject to the following conditions and restrictions:
1. Will not use the above described premises, nor allow the same to be used, for business purposes.
  2. Will not use the above described premises, nor allow the same to be used, for keeping or treating for profit persons afflicted with tuberculosis or diseases contagious or infectious.
  3. Will not use the above described premises, nor allow the same to be used, leased, or occupied by any person or persons for the purpose of erecting tent, or open air structure, or thereon, or barns, or sheds, for living purposes, except that outbuildings may be occupied by servants or owner or lessee.
  4. The said grantees, their heirs or assigns, shall, whenever a dwelling house is erected on said property, erect such dwelling house to cost not less than \$5,000.00, and that said dwelling house or any portion thereof, shall be no nearer the front street line of said lot than 25 feet.
  5. A violation of any of the foregoing restrictions may be enjoined by any property owner in said subdivision.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto the said Grantees, their heirs or assigns forever. And I do hereby bind myself, my heirs, executors, and administrators, ~~successors and assigns~~ TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees herein, their heirs and assigns against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, but I do not warrant against the current State and County taxes payable in January next or the current City and School taxes payable in May next, the grantee(s) herein assuming and agreeing to pay the same.

But it is expressly agreed and stipulated that the VENDOR'S LIEN, as well as the superior title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note(s) and all interest thereon are fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

EXECUTED this 12th day of October, A. D. 19 50.

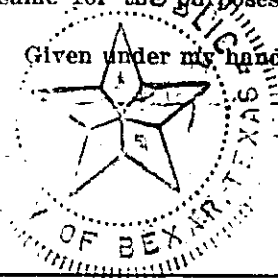
*R. N. White*  
R. N. White



(Single Acknowledgement)

STATE OF TEXAS, }  
COUNTY OF BEXAR. } BEFORE ME, the undersigned authority, on this day personally appeared R. N. WHITE,

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, on this the 12th day of October, A.D., 1950.

*L. Vosnig*  
L. Vosnig Notary Public in and for Bexar County, Texas.

Filed for record Oct. 27, 1950, at 2:36 o'clock P M.

Recorded Oct. 31, 1950, at 1:21 o'clock P M.

FRED HUNTRESS, County Clerk, Bexar County, Texas.

By W. C. Petry Deputy.