

Filed for Record June 14 , A. D., 1971 at 8:10 o'clock A. M.

Recorded June 15 , A. D., 1971 at 2:30 o'clock P. M.

DICK CUNY, County Clerk, Waller County, Texas.

By DeLo Hancock, Deputy.

71481

THE STATE OF TEXAS }
COUNTY OF WALLER }

DEED RECORDS
VOL. 227 PAGE 548

KNOW ALL MEN BY THESE PRESENTS: That we, ALLIE MAE CLARKE FOSTER, a feme sole, and G. W. KRIENKE, both of Waller County, Texas, for and in consideration of:

(1) The sum of Ten Dollars (\$10.00) and other good and valuable considerations to us in hand paid by John A. Cooke and wife, Carol Cooke, the receipt and sufficiency of which is hereby acknowledged; and

(2) The sum of Fourteen Thousand and No/100ths Dollars (\$14,000.00) to be paid according to the face and tenor, effect and reading; of that one certain promissory note, dated of even date herewith, in the principal sum of said \$14,000.00, executed and delivered by the said John A. Cooke and wife, Carol Cooke, payable to the order of the undersigned Allie Mae Clarke Foster and G. W. Krienke at Hempstead, in Waller County, Texas, in monthly installments as follows: The sum of \$123.38 on the first day of July, 1971, and a like amount due and payable on the first day of each and every succeeding calendar month thereafter, consecutively and continuously, until the entire amount of said note is fully paid; said note bearing interest at the rate of 6% per annum, and it being understood that the monthly payments of \$123.38 shall include all accrued interest due on the amount of unpaid principal at the time of each such payment and the balance of such payment shall be applied to principal; said note providing for prepayment privileges, providing for acceleration of maturity at holders' option on default and containing a ten per cent attorney's fees clause; the payment of said note being secured by the Vendors' Lien hereinafter retained on the premises, with improvements thereon, hereinafter described conveyed, and being additionally secured by a Deed of Trust this day executed and delivered by the said John A. Cooke and wife, Carol Cooke, for the use and benefit of the said Allie Mae Clarke Foster and G. W. Krienke, their heirs and assigns, covering the property hereinafter conveyed;

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said JOHN A. COOKE and wife, CAROL COOKE, of Waller County, Texas, except as below stated, the following de-

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