

In the presence of:

Hawkins Golden
Carlene Smith

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As to Andrew R. Jensen and
James N. Wilson

STATE OF TEXAS
COUNTY OF DALLAS

PERSONALLY appeared before me Hawkins Golden and made oath that he saw the within named Andrew R. Jensen and James N. Wilson sign, seal and as their act and deed deliver the within written deed and that he with Carlene Smith witnessed the execution thereof.

SWORN to before me this 24th day of February, 1965.

Carlene Smith (LS)
Notary Public for: Dallas County, State of Texas
My Commission Expires: June 1, 1965

Hawkins Golden

STATE OF TEXAS
COUNTY OF DALLAS

I, Carlene Smith, a Notary Public for Dallas County, Texas do hereby certify unto all whom it may concern, that Mrs. Ann O. Jensen and Mrs. Marilyn P. Wilson, the wives of the within named ^{each} Andrew R. Jensen and James N. Wilson, respectively, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Sarah P. Patten and Donald E. Baltz, Inc., their successors, heirs and assigns, all their interest and estate, and also all their right and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this 24th day of February, 1965.

Carlene Smith (LS)
Notary Public for: Dallas County, State of Texas
My commission expires: June 1, 1965

Ann O. Jensen
Marilyn P. Wilson

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Sarah P. Patten and Doland E. Baltz, Inc., their heirs, successors

~~Heirs~~ and Assigns forever.

And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagees, their successors, Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And, the said mortgagor, agree to insure the house and buildings on said land for not less than _____ Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of his mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagors, do and shall well and truly, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.