

THE STATE OF TEXAS

COUNTY OF PAYETTE

KNOW ALL MEN BY THESE PRESENTS:

That we, Mrs. Elise Richers, a widow, of Matagorda County, Texas; Mrs. Paula Kehrre, joined by her husband George Kehrre, of Harris County, Texas; Mrs. Emma Kehrre, joined by her husband, Richard Kehrre, of Matagorda County, Texas; Mrs. Louise Otto, joined by her husband, F. A. Otto, of Harris County, Texas; Mrs. Frances Hunger, joined by her husband, F. W. Hunger, of Fayette County, Texas; John A. Richers, Victor Richers, Louis Richers, Gustave Richers, Alfred Richers and Regina Richers, a feme sole, all of Matagorda County, Texas, for and in consideration of Twenty Thousand (\$20,000.00) Dollars, to us cash in hand paid by The Texas Company, a corporation of Texas, (one-half of which consideration has been paid to Mrs. Elise Richers and the other one-half to the children of Mrs. Elise Richers, joined herein) and the further consideration hereinafter mentioned, have granted, sold and conveyed, and do hereby grant, sell and convey unto The Texas Company, a corporation of Texas, the following described tracts of land in Fayette County, Texas, a part of the Walter F. Hamilton league, viz:

All of lots or tracts Nos. Eighty-six (86), Eighty-seven (87), Eighty-eight (88), and Eighty-nine (89), and that portion of lots or tracts Nos. Eighty-five (85), and Ninety (90), lying west of the old S. A. & A. P. & R. line, now the S. L. R. R. line, containing 176 acres of land, more or less, said lots or tracts of land being shown on map or plat of the Walter F. Hamilton league, recorded in Book V, page 500, of the Deed Records of Fayette County, Texas, to which plat reference is here made for more particular description.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said The Texas Company, its successors, and assigns forever, subject, however, to the covenants hereinafter set forth; and we do hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend the said premises unto the said The Texas Company, its successors and assigns, against all persons, whomsoever, lawfully claiming or to claim the same or any part thereof.

As a part of the consideration for this conveyance, it is agreed and covenanted by and between the grantors, their heirs, executors, administrators and assigns, and the grantee, its successors and assigns, as follows:

The grantee agrees to pay to Mrs. Elise Richers, at the time and in the manner hereinafter provided, a royalty of Twenty (20) Cents per ton for each ton of fullers earth or similar clay like substance, mined or shipped from said land as follows:

(a) For the twelve months' period beginning July 1st, 1926, and ending July 1st, 1927, said royalty shall be paid only on the amount actually shipped.

(b) For the twelve months' period beginning July 1st, 1927, and ending July 1st, 1928, said royalty shall be paid at the minimum rate of 200 tons per month.

(c) For the twelve months' period beginning July 1st, 1928, and ending July 1, 1929, said royalty shall be paid at the minimum rate of 300 tons per month.

(d) For the twelve months' period beginning July 1st,

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