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This Indenture, Made this Twenty-Fourth day of October
A. D. 1961, between Builder's Investment Co., Inc., a Kansas Corporation
of Lawrence, in the County of Douglas and State of Kansas
of the first part, and Boone Investment Co., Inc. of Columbia. A corporation organized to do business in the state of Missouri.
of the second part.

Witnesseth, That the said part Y of the first part, in consideration of the sum of Ten Thousand and 00/100 DOLLARS, to it duly paid, the receipt of which is hereby acknowledged, has sold and by these presents does grant, bargain, sell and Mortgage to the said part Y of the second part Y heirs and assigns forever, all that tract or parcel of land situated in the County of Douglas and State of Kansas, described as follows, to-wit:
The East Half of Lot One (1), of the Subdivision of the West Half of Block Fifty-one (51), West Lawrence Addition, in the City of Lawrence.
and
The West Half of Lot One (1), of the Subdivision of the West Half of Block Fifty-one (51), West Lawrence Addition in the City of Lawrence.

with all the appurtenances, and all the estate, title and interest of the said part Y of the first part therein. And the said Builder's Investment Co., Inc. do ess hereby covenant and agree that at the delivery hereof it is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances except a mortgage executed on Jan. 30, 1961 in favor of Commerce Savings and Loan in Book 127 on pages 97-98-99-100 in the office of the Register of Deeds of Douglas County Kansas. This grant is intended as a mortgage to secure the payment of Ten Thousand and 00/100 Dollars, according to the terms of a certain note this day executed and delivered by the said party of the first part to the said part Y of the second part

and this conveyance shall be void if such payments be made as herein specified. But if default be made in such payments, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole amount shall become due and payable, and it shall be lawful for the said part Y of the second part Y and its executors, administrators and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand to said party of the first part, its heirs and assigns

In Witness Whereof, The said part Y of the first part has set its hand and seal the day and year first above written.
Signed, Sealed and delivered in presence of
Builder's Investment Co., Inc. (SEAL)
Norma W. McCaulas, President (SEAL)
Marcia A. Parsons, Secretary (SEAL)

STATE OF KANSAS, }
Douglas County } ss:
BE IT REMEMBERED, That on this 26th day of October A. D. 19 61 before me, Norma W. McCaulas a Notary Public in and for said County and State, came R. Parsons and Marcia A. Parsons to me personally known to be the same person who executed the foregoing instrument of writing, and duly acknowledged the execution of the same.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last above written.
My Commission expires June 17, 1965 Norma W. McCaulas Notary Public

Recorded November 7, 1961 at 11:00 A.M.

Norma W. McCaulas Register of Deeds