

78706 BOOK 129

MORTGAGE

(No. 52A)

The Outlook Printers, Publisher of Legal Blanks, Lawrence, Kansas

This Indenture, Made this Twenty-Fourth day of OctoberA. D. 1961, between Builder's Investment Co., Inc., a Kansas Corporationof Lawrence, in the County of Douglas and State of Kansasof 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

Five Thousand and 00/100 DOLLARS,to it duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do sell, grant, bargain, sell and Mortgage to the said part Y of the second part 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 West 25 feet of Lot Two (2), and the East 25 feet of Lot Three (3), in Block Four (4), in Southridge Addition No. 1, an Addition to the City of Lawrence, which lies within the Boundaries of the following described tract: Beginning 910.5 feet South and 235.75 feet East of the Northwest corner of the Northwest Quarter of Section 12, in Township 13 South of Range 19, East of the Sixth Principal Meridian, thence East 286.75 feet, thence South 156.75 feet, thence West 286.75 feet, thence North 156.75 feet to place of beginning.

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 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 and recorded in Book 127 on page 94-95 in the office of the Register of Deeds of Douglas County Kansas

This grant is intended as a mortgage to secure the payment of Five 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 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 surplus, if any there be, shall be paid by the part Y 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 hereunto 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. McCasles, 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 61before me, Norma W. McCasles a Notary Publicin and for said County and State, came R. Parsons andMarcia 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 19 65 Norma W. McCasles Notary Public

Recorded November 7, 1961 at 11:10 A.M.

Harold G. Beck Register of Deeds