

78707 BOOK 129

MORTGAGE

(No. 52A)

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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 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
Five Thousand and 00/100 DOLLARS,
to it duly paid, the receipt of which is hereby acknowledged, has sold and by these presents do
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:

Lot Three (3), except the East 25 feet thereof, in Block 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 236.75 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 236.75 feet, thence South 156.75 feet, thence West 286.75
feet, thence North 156.75 feet to the 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 as 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 96-97 in the office of the Register of Deeds
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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
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, administr-
ors and assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner pre-
scribed 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, 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)
Boone President (SEAL)
Marcia A. Parsons Secretary (SEAL)

STATE OF KANSAS,

Douglas CountyBE IT REMEMBERED, That on this 24th day of October A. D. 1961before me, Norma W. McNaules a Notary Publicin and for said County and State, came T. Parsons andMarcia A. Parsonsto 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, 1965Norma W. McNaules Notary Public

Recorded November 7, 1961 at 11:15 A.M.

Harold G. Beck Register of Deeds