

July 13, 1922.

Mr. Ed Royston,
Carbondale,
Colorado.

Dear Sir:

As you probably know, Mr. Herman Cable has had hard luck. No real estate has been selling, and he has been unable to pay his taxes on his property for the last five years. I have, without compensation, been glad to help him straighten out his affairs, and hope in the near future so to do. You have a mortgage on the property for quite a large amount.

I am helping to re-finance Mr. Cable, and under all the circumstances, would you be willing to accept a part of the indebtedness in cash? If so, how much, and would you take Mr. Cable's note for the balance, releasing the mortgage at the present time? In other words, what would be satisfactory to you in the matter of a settlement for cash, releasing the present mortgage and accepting Mr. Cable's personal note for any balance that may be due you.

Will you kindly let me hear from you by return mail, and greatly oblige,

Very sincerely yours,

EF:AH

July 26, 1922.

Mr. Ed Royston,
Carbondale, Colo.

My dear Mr. Royston:

Am mighty glad to hear from you again.

Cable is a sick man, and this matter will have to be handled in a way that is satisfactory to you, and your interests should be protected.

I will take the matter up with Mr. Cable, and you will hear from me in a few days. My suggestion is that you agree to take \$1,000 down and \$1,000 a year until paid, with 6% interest on deferred payments, having this or other property equally as good security in its place. It is possible that a payment of \$1500 could be made in a very few weeks.

I did not know that you would remember me, and in fact I did not place you when I wrote the letter for Mr. Cable. We hope to put water over the whole country one of these days, and prospects are good. I am sending you a picture of the Fletcher family that I know will be of interest.

With kind personal regards to you and yours, and let me know whether it can be handled along the lines above mentioned,

Very sincerely

Your friend,

EF:AH

| CLASS OF SERVICE DESIRED | |
|--------------------------|--------------------------|
| Telegram | <input type="checkbox"/> |
| Day Letter | <input type="checkbox"/> |
| Night Message | <input type="checkbox"/> |
| Night Letter | <input type="checkbox"/> |

Patrons should mark an X opposite the class of service desired: OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM

WESTERN UNION TELEGRAM

NEWCOMB CARLTON, PRESIDENT

GEORGE W. E. ATKINS, FIRST VICE-PRESIDENT

Form 1206A-T

| |
|----------------|
| Receiver's No. |
| Check |
| Time Filled |

Send the following message, subject to the terms on back hereof, which are hereby agreed to

R C SHOWALTER PRESIDENT

AMERICAN BANK AND TRUST COMPANY

FORT WORTH TEXAS.

RESERVE _____ SHARES LEADER OIL COMPANY

REMITTANCE IN MAIL

(Sign your full name here)

Note:-
Insert number of shares desired in above telegram, sign and send collect.

August 17, 1922.

Mr. Ed Royston,
Carbondale, Colo.

Dear Sir:

I find that your mortgage has outlawed, and that legally you have no claim against Mr. Cable. He is a very sick man, and he wants to do the right thing, and the following is my suggestion of a plan, and my advice is for you to send me the papers which I enclose herewith signed, at the earliest possible date.

I believe under this arrangement you will be protected, as the property is worth more than the mortgage, and will materially increase in value in the near future, with developments going on around Encinitas and Carlsbad. You are getting as your security for the \$4,000 mortgage 160 acres of land back of Encinitas, and two acre tracts in Carlsbad. Since you left Carlsbad has been put under water, and values have materially increased there. 18 - 25 ft. lots sold there the other day for \$200 each. There is a town of nearly 400 people there, and practically all of the land around Carlsbad is under irrigation.

The title company informs me that they are holding the releases of mortgage mentioned in the enclosed letter.

Yours sincerely,

EF:KLM

100-7
Carbondale Colo Aug 1-22

Mr Ed Fletcher Dear Friend, your kind letter and photos of the kids received and will say you certainly have an interesting family of them and they all look healthy and happy, and may they all live long and prosperous lives. They all look intelligent and have good heads in them and I think they will succeed in all their undertakings. I hope so anyway. Well now for the business you speak of. My wife would very much gratified if you would raise her \$1500. That is her amount coming to her from Mr Cable. She wants to settle up her indebtedness and then let her brother have the rest. He is in need of some cash mighty bad and will give her 8 per cent interest payable twice a year and a mortgage on a splendid farm as security. As for myself I am willing to agree to your proposition. Just so I am secured safely. and I am as anxious to help Mr Cable out in some way if possible. The Mrs is not much better and I am sure it would make her feel better. She joins with me in the very best wishes to you and your family. Yours sincerely
Ed Rayston

Mr. Cable's T. 2-21

Ed Fletcher Company
FLETCHER BUILDING
920 EIGHTH ST.
SAN DIEGO, CALIFORNIA

Carbondale Colo Aug 22-22
Mr Ed Fletcher Dear Friend I dont understand
this thing but I have signed my name
to those papers and I suppose that is
what you mean. Mr Cable told me last winter
that the notes are
outlawed when I asked him about them he said
he had fixed it all right and had returned the time
we are sorry he is so sick and would like very
much to know what condition he is in and I
think it is strange he dont answer
my letters. He must be pretty bad
and we sincerely hope is better

AGENTS
PINE HILLS
DEL MAP
GROSSMONT

Cable

Carbondale, Colorado
1922.

August 17, 1922.

Mr. Ed Royston,
Carbondale, Colo.

Dear Sir:

I find that your mortgage has outlawed, and that
legally you have no claim against Mr. Cable. He is a very
sick man, and he wants to do the right thing, and the
following is my suggestion of a plan, and my advice is
for you to send me the papers which I enclose herewith
signed, at the earliest possible date.

I believe under this arrangement you will be
protected, as the property is worth more than the mortgage,
and will materially increase in value in the near future,
with developments going on around Encinitas and Carlsbad.
You are getting as your security for the \$4,000 mortgage
160 acres of land back of Encinitas, and two acre tracts
in Carlsbad. Since you left Carlsbad has been put under
water, and values have materially increased there. 18 -
25 ft. lots sold there the other day for \$200 each. There
is a town of nearly 400 people there, and practically
all of the land around Carlsbad is under irrigation.

The title company informs me that they are
holding the releases of mortgage mentioned in the enclosed
letter.

Yours sincerely,

As soon as possible
My wife is in bad shape and we are
in need of something to tide us over.
We have always left everything to Mr Cable's
judgment and he always told us we would
not loose a cent. and I still believe he will
make his word good. Trusting this will find
you and family well I remain
Yours truly
Ed. Royston

Union Title Company,
San Diego, California.

Gentlemen:

You are holding releases of mortgages on the follow-
ing described property, Herman N. Cable to us:

West Half of the Northwest Quarter, and the North
East Quarter of the Northwest Quarter, and the North
Half of the Southeast Quarter of the Northwest Quarter
of Section 23, Township 13 South, Range 4 West.
(\$2600 - Recorded Book 214 of Mortgages, Page 358)

Southeast Quarter of the Northeast Quarter of
Section 10; Southwest Quarter of the Northwest Quarter
and the Northwest Quarter of the Southwest Quarter
of Section 11; South Half of the NorthEast Quarter of
the Southwest Quarter, and the West Half of the North
west Quarter of the Southwest Quarter of Section 14,
all in Township 13 South, Range 4 West, S. B. M.
(Recorded in Book 260 of Mortgages, Page 371)

You will please record said releases of mortgage
whenever you can send to us the sum of \$1900 cash, which you
are to forward to me, also whenever you can deliver to me a
mortgage note for \$4,000, bearing 7% interest, interest
payable annually, being a first mortgage on the following
described property, free and clear of encumbrances, excepting
usual rights of way and excepting taxes for this year:

Southeast Quarter of the Northeast Quarter of
Section 10; Southwest Quarter of the Northwest Quarter and
the Northwest Quarter of the Southwest Quarter of Section
11; South Half of the NorthEast Quarter of the Southwest
Quarter and the West Half of the Northwest Quarter of the
Southwest Quarter of Section 14, all in township 13 South,
Range 4 West, S. B. M.;

Also Acre Tract No. 112, formerly known as Block 77 of
the town of Carlsbad, and Acre Lots 12 and 14 of Patterson's
Addition to the town of Carlsbad, State of California.

These instructions are good for ninety days from
date, otherwise the papers are to be returned at my option.

Yours very truly,

Ed Royston

*Mr Fletcher I see you are not allowing
us any interest on our claims for
the last two years. I think there should
be more than \$5000 coming to me*

EF:KLM

120-9

August 30, 1922.

Mr. Ed Royston,
Carbondale, Colo.

My dear Mr. Royston:

Answering your letter in answer to mine of the 17th, will say that Mr. Cable informed me the notes and mortgage had outlawed this spring, but that is neither here nor there. He wants to do the right thing by you as far as possible. He got into such a condition that he could absolutely do nothing. His nephew came down and took him away and he is sick in bed in a pitiful condition, but we hope a rest and perhaps an operation may save his life.

I hope to arrange to have the Title Company send you a few hundred dollars until the title can be cleared and the whole escrow put through.

Yours very truly,

EF:AH

September 20, 1922

File 120-9

Mr. Ed Royston,
Carbondale, Colo.

My dear Mr. Royston:

You will be glad to know that everything is arranged, and the \$1900 will be forthcoming just as soon as Mr. Cable is well enough to sign a mortgage for the new \$4,000 note, or as soon as he deeds the property to someone who can execute the mortgage and give you a first mortgage for \$4000 on the property agreed.

Unfortunately Cable is in San Jose or Santa Clara in a hospital, so sick that no one can do any thing with him, nor can he be disturbed on the doctors' orders.

There is no way to expedite the matter unless you sign a new release of mortgage to the property excepting that which is going to be included in the new mortgage. If this is done now you could get your \$1900 immediately, and as soon as Cable is well enough to execute either a deed or a new mortgage covering the \$4000 then the balance of the papers could be signed up and you get a first mortgage in the sum of \$4,000 on the property agreed on.

I understand that Cable is getting better slowly. If this arrangement is satisfactory, I will send up a new release of mortgage for you and your wife to sign, on the land that is not included in the new mortgage, you and your wife can sign it and send it to the bank here with instructions to record the release of mortgage on receipt of \$1900, and that part of it can be fixed up immediately and you can get the money. I will be glad to help you out to this extent if you desire me to do it, and I hope within 30 or 60 days to fix up the other matter for you.

As the mortgage has outlawed you have no protection any way, but I am sure Mr. Cable intends to do the right thing by you in the matter of a first mortgage of \$4000 on the other property just as soon as the doctors will allow him to discuss business, or any matters can be taken up with him.

Yours sincerely,

EF:KLM

I don't think this letter was ever sent

September 20, 1922.

File 120-9

You will be glad to know that everything is arranged and

October 6, 1922

File 120-9

Mr. Ed Royston,
Carbondale, Colo.

My dear Mr. Royston:

Enclosed find letter from the Union Title Company, also instructions which I desire you and your wife to sign and return to me, and on receipt of same the \$1900 will be sent you, and I will assist you in every way possible in arranging the new mortgage as soon as Cable is able to sign the new mortgage.

He is sick in the hospital at San Jose or Santa Clara, I believe, but there is every prospect of his early recovery.

I understand the mortgage has already outlawed, and you have no legal redress, however, I am sure Cable is going to do the right thing by you just as soon as the doctors will allow him to discuss business. My suggestion is that you sign these instructions immediately to the Union Title Company, and the \$1900 will be forwarded to you immediately, and the rest of the matter will be taken care of by Mr. Cable at the earliest possible date, and I will be glad to assist you in every way I can, and the Union Title Company as well.

With kind personal regards, I am

Sincerely yours,

EF:KLM

Original delivered to Mr. Moore of the Union Title Co.

San Diego, Calif.
October 6, 1922.

No. 107101

Union Title Company of San Diego,
San Diego,
Calif.

Gentlemen:

You are hereby instructed to record the Release of Mortgage dated April 14, 1919, releasing mortgage in Book 214, page 358 of Mortgages, and also

the Release of Mortgage releasing that certain mortgage in Book 260, page 371 of Mortgages, both of said mortgages being executed by Herman N. Cable in favor of Ed Royston or Mary E. Royston, husband and wife, whenever you can send me a check for Nineteen Hundred Dollars (\$1900.00), it being understood that you will endeavor to secure the new Four Thousand Dollars (\$4000.00) mortgage of Mr. Cable just as soon as his physicians will allow him to transact business; it being understood that the new mortgage will not include the West Half of the Northwest Quarter of the Southwest Quarter of Section Fourteen (14), Township Thirteen (13) South, Range Four (4) West, S. B. M., being Twenty (20) Acres of land.

ED. ROYSTON

MARY E. ROYSTON

OFFICERS AND DIRECTORS:
JOHN F. FORWARD, Sn. Pres't & Man.
A. H. SWEET, Vice Pres't.
JOHN F. FORWARD, JR., Vice Pres't.
FREDERIC W. STEARNS, Vice Pres't.
JAS. D. FORWARD, Sec'y & Treas.
WILLIAM H. ALLEN, JR.
O. P. CLARK
O. F. BRANT
M. F. HELLER
C. H. ENGLISH, Asst. Sec'y.



COUNSEL:
A. H. SWEET
FREDERIC W. STEARNS
CHARLES H. FORWARD
R. C. SPRINGER

UNLIMITED GUARANTEED CERTIFICATES
OF TITLE AND TITLE INSURANCE POLICIES
PROTECTED BY ASSETS AGGREGATING OVER
\$2,000,000.00

TITLE GUARANTEES ISSUED JOINTLY WITH
TITLE INSURANCE AND TRUST COMPANY
OF LOS ANGELES

UNION TITLE COMPANY

OF SAN DIEGO

1028 SECOND STREET

SAN DIEGO, CAL.

October 6, 1922.

In your reply refer
to our number

107101
WBM

Mr. Ed Fletcher,
920 Eighth St.,
San Diego, Calif.

My Dear Mr. Fletcher:

As you know, the doctors have not yet allowed Mr. Herman N. Cable to have any business transactions and everything is being delayed in the matter of the signing of the new mortgage, as requested by Mr. Ed Royston.

If Mr. Royston desires his \$1900.00 immediately, you will kindly have him sign the enclosed instructions and we will then endeavor to have Mr. Cable sign the new mortgage as per Mr. Royston's instructions of August 22nd, just as soon as his physicians will allow it. In the meantime everything will be held up.

Yours very truly,

UNION TITLE COMPANY OF SAN DIEGO

By

W. Moore
Title Officer.

WBM:P
Encl.

P. S. We are enclosing a Quit-claim deed to be executed by Mrs. Cozens, which you suggested that you would procure for us.

Oct 12 - 22

1801 Hayes Street Colorado Springs Colo

Mr Ed Fletcher Dear Friend yours of Oct 6 received and will say. I dont understand this thing at all. in the matter that the new mortgage will not include west half of the north west quarter of the southwest quarter of section 14. T P 13 south range 4 west S B M 20 acres of land. and another thing you state again that the mortgage is outlawed. It has not been two years ago since Mr cable renewed one of the notes and paid me \$200 dollars interest and the way you have figured it there will only be four thousand dollars coming to me on the new mortgage when I am satisfied that when the interest is aded it will amount to more than that. and another thing the papers and everything was in Mr Cables hands and he was to look after it and not let it outlaw. I am glad to hear that Mr cable is getting better and sincerely hope he will soon be able to explain matters to me. and I hope you will show

him this letter. I am an ignorant old man and Mr cable has been very lenient and kind to me on that account. We were unable to come to Calif this winter so are going to stay with some good old friends here at 1801 Colorado Springs Colo. That will be our address for the winter and we will be able to get along alright for a while yet. and I do hope Mr cable will soon be able to explain things to me in this and also about the delinquent taxes on lot C Block 29 in the unitas for the year 1910. He certainly has the receipt that year among my papers in his possession. Hoping that all find you and family well
Ed Royston

120-9

October
Sixteenth
1922

Mr. Ed Royston,
1801 Hayes St.,
Colorado Springs, Colo.

My dear Mr. Royston:

Answering yours of October 12th, will say that Mr. Cable never did record the new papers that you state that he executed, and your mortgage and note have entirely outlawed.

I am giving you good advice, and if you will call on H. H. Stevens who owns the Alta Vista Hotel at Colorado Springs, he will tell you that it is for your very best interests to put this deal through on the lines that I have suggested. If Mr. Cable dies in the very near future everything will go into the hands of an estate, and it will mean litigation, and I do not believe that you can legally enforce your rights. The executor would have to let the question be decided according to law and not justice and equity.

Both the Union Title Company and myself will be glad to assist you in any way that we can to protect your interests as far as the rest of your indebtedness is concerned, and believe in time that we can work it out. I will make no charge for my services in helping you to put this matter through, but my advice to you is to act as I have already recommended, and as suggested by the Union Title Company, so if you decide to do it, please sign the instructions that I sent you.

Yours very truly,

EF:AH

October 24, 1922.

File 120-9

Mr. Ed Royston,
1801 Hays Street,
Colorado Springs, Calif.

My dear Mr. Royston:

Answering yours of October 20th, will say you would have found if you had seen Mr. Stevens, that he is a friend of mine, who has known me from boyhood.

It was a mean trick for Mr. Cable to allow your mortgage to outlaw, but the truth of the matter is the man is not responsible. I really believe he belongs in an asylum, and I know he did not do it wilfully but from a natural tendency to delay things, and you have suffered. However, I shall be glad to help you in any way I can, and I believe in the long run we can get matters straightened out, and you fully protected. At least I am going to help you in every way I can.

Under the law of the state of California, all mortgages outlaw 4 years from date of maturity automatically, and you have no recourse excepting by the desire of the man to do the right thing.

I will have the papers prepared by the title company and sent up for Mr. Cable's signature at the earliest possible moment that he is in a fit condition to sign them. You can rest assured that the title company will push this thing thru, and you will get your \$1900 in a few days.

By return mail let me know what you claim Cable owes you, the balance of the money that is due after deducting the \$1900 and we will try and get the mortgage to read for the whole amount that is due you.

Yours sincerely,

EF:KLM

1801 Hays Street Colorado Springs
Oct 20-22

Mr Ed Fletcher Dear Friend yours of Oct 16 received, and I have concluded to take your advice and sign the papers, but it does seem strange to me that Mr Cable would get me to agree to let him turn all the papers over to the Union title company for my protection and then they let it outlaw. I don't call that protection and I think it looks a little bit shady. I did not go to see that man Stephens you spoke of and I did not know that he was interested. I think its a poor law you have in Calif. a note and mortgage holds good here as long as the interest is kept paid up, and it dont outlaw for 6 years after the last interest is paid. you failed to explain about the leaving out of the 20 acre tract in Sec 14 T P 13 South range 4 West. S.B.M. I hope Mr Cable is out of danger by this time and will write me. I hope also you will give or show him my last letter to you

Ed. Royston

The biggest winnings in petroleum - the great fortunes that have been realized - the profit-harvests that have been reaped - date back to just some opportunity like this. IN ANY BIG FIELD SUCH OFFERINGS ARE FEW IN NUMBER!

Our sincere activities - our determination to make good in the biggest imaginable way - have been responsible for attracting an offer of this kind.

That is why I am calling on YOU to come in to the very limit, and help us get our share of these treasures!

This ONE tremendous opportunity would be all that we would ever need, but it is a certainty that we would KEEP RIGHT ON going after other unusual money-making, profit-building contracts.

It took just one good well to make the Sinclair. Most of the largest oil companies date from one initial success!

Give the MONARCH ORGANIZATION the same sort of start, and we'll show the highest rate of progress speed YOU or any other investor ever saw.

In order to secure the necessary funds to grasp this opportunity - and raise the few thousands necessary to fill our part of this contract - we must not extend our time-payments over a long period. That is why I invite YOU to come in on a cash-in-full basis, or for two equal payments.

However, I will do this: According to your response, I will RESERVE the SAME NUMBER of Monarch Shares for YOU on a five monthly basis of payments if you wish to take them up at the same ten-dollar price after this subscription!

This is AN EXTRA-SPECIAL drive - and back of us is the greatest power of money-making I could imagine: A real opportunity on an unusually liberal offer, in what promises to be the KING OF ALL OIL FIELDS!

Whithout respect to what you have or have not done in the past, use the enclosed form and HURRY YOUR subscription for as many of our Shares as you can handle on a cash, or two-monthly-payment basis, at the original sales price of ten dollars a Share.

Be with us just part as strong as we are going to be with you, and I predict that it will be only a short while before we shall be hip-hip-hooraying over the biggest SUCCESS NEWS that any organization ever could receive!

We are in line for the BIG PAY!
HOW MUCH WILL YOU SEND AT ONCE?

Faithfully yours,

J. M. Monarch

President,

THE MONARCH CASING SUPPLY CORPORATION

JMM-MG

File
Mr. Fletcher:

There is not enough information in these papers to determine the balance owing Mr. Royston by Mr. Cable, especially as we do not know the status of the affair now.

KLM

1801. Hays at Colorado Springs Oct 29. 22
Mr Ed Fletcher Dear Friend yours of the 24th
just received. And I am inclosing a copy of
the papers that was left with the union title Co
and you will see by them about who should
be coming to me. I supposed when I turned
the papers over to him that the company would
be that I would be protected for Mr Cable
said it was for my protection. Now Mr
Fletcher please see what you can make out
in these papers and return them to me.

over

I would also like to have my cables
address. I don't know how much I owe him
for looking after my Encinitas property. He
paid the taxes on it two years at least I think
he did. He has all the tax receipts also I think
from Mrs Fletcher (Mrs Clark's mother) back to
Mr. Hawens Mrs Cable and I can fix
that all up when he recovers and I
sincerely hope that will be soon. please
send him the letter I spoke of in my last
you will see very plainly Mrs Fletcher that I
am no business man. I know more about
prospecting for ore than anything else
Best wishes Ed Royston

San Diego California
April 12, 1920

I this day received from Herman N. Cable
a check for Two Hundred and One ^{and} $\frac{40}{100}$
Dollars (\$201. ⁴⁰) as interest on \$2877.25
from April 12, 1919. to April 12, 1920.
Said sum of \$2877.25 is namely, the
\$2600. note with back interest added to
April 12, 1919.

Both notes and mortgages are held by
the Union Trust Co. 1028 Second Street

Ed Royston

copy

Encinitas California
April 12, 1919.

To The Union Title & Trust Co.

1028 - 2nd Street

San Diego, California.

Gentlemen:- I herewith enclose two notes favor of Ed Royston and Mary E. Royston, maker Herman N. Cable

1) \$2600.⁰⁰ - dated March 1, 1914. payable on or before 2 years.

2) \$2775.⁰⁰ Note dated Jan. 14, 1916. On or before one year.

1) On the \$2600.⁰⁰ Note the Int. was paid to Sept. 1, 1916.

2) On the \$2775.⁰⁰ Note the Int. was paid to July 14, 1916.

I also enclose the recorded mortgages for both notes.

The \$2600.⁰⁰ Note was secured by mortgage on W 1/2 of N.W. 1/4, the N.E. 1/4 of N.W. 1/4 and N. 1/2 of S.E. 1/4 of N.W. 1/4. All in Sec. 23 Tp 13 S. Range 4 W. S.B.M.

Continued on Page 2.

The \$2775.⁰⁰ Note was secured by mortgage on the S.E. 1/4 of N.E. 1/4 Sec. 10. The S.W. 1/4 of N.W. 1/4 and N.W. 1/4 of S.W. 1/4 of Sec. 11. The S. 1/2 of N.E. 1/4 of S.W. 1/4 and W 1/2 of N.W. 1/4 of S.W. 1/4 Section 14 all in Tp. 13 South Range 4 W. S.B.M.

Principal \$ 2775

Int. to April 14, 1919

388.50 - 2 yrs
145.69 - 7 mo
534.19

Principal + Int. to April 14, 1919 =

\$ 3309.19

\$2600. Note

Int. to April 14, 1919

364 - 2 yrs
106.17 - 7 mo
7.08 - 14 days

\$ 477.25
2600
\$ 3077.25

April 12, 1919 Paid - -

Principal and Int. to April 14, 1919 =

200. -
\$ 2877.25

\$ 3309.19

\$ 2877.25
\$ 6186.44 = Principal + Interest on both notes to April 14, 1919.

A new mortgage is to be made, after both of the old mortgages have been released, on the following described property.

Continued on Page 3

Mortgage The S.E. 1/4 of N.E. 1/4 of Sec 10.
 The S.W. 1/4 of the N.W. 1/4 and the N.W. 1/4
 of the S.W. 1/4 of Sec. 11 The S. 1/2 of the
 N.E. 1/4 of the S.W. 1/4 and the W. 1/2 of the
 N.W. 1/4 of the S.W. 1/4 of Sec. 14, all in
 Township (13) South, Range 4W. S.B.M.
 containing 160 acres more or less.

And either the W. 1/2 of the S.W. 1/4 of
 Sec 3 and the East Ten acres of the
 S.E. 1/4 of the S.E. 1/4 of Sec. 4, all in
 Township 13 South Range 4W S.B.M.
 containing Ninety (90) acres

Or The South East Quarter (S.E. 1/4) of S.E. 1/4
 of Sec. 4 the S.W. 1/4 of Sec 3 and the
 South Ten acres of the N.W. 1/4 of S.W. 1/4
 of Sec 3. All in Township 13 South Range 4W
 S.B.M. containing 90 acres
 (Please find plat of these lands
 herewith enclosed)

The total acreage to be covered by this
 mortgage is $160 + 90 = 250$.

Enclosed find two releases of mortgage
 duly signed and executed - -

- 1) for the \$2600. mortgage
 - 2) for the 2775. "
- The new note and mortgage for
 \$6186.44 to be made in favour of

Ed Royston & Mary E. Royston (Husband ^{and Wife}) payable in
 (With Right of Survivorship) payable in
 San Diego, California, with Interest at
 the rate of Seven per cent per annum payable
 semi-annually

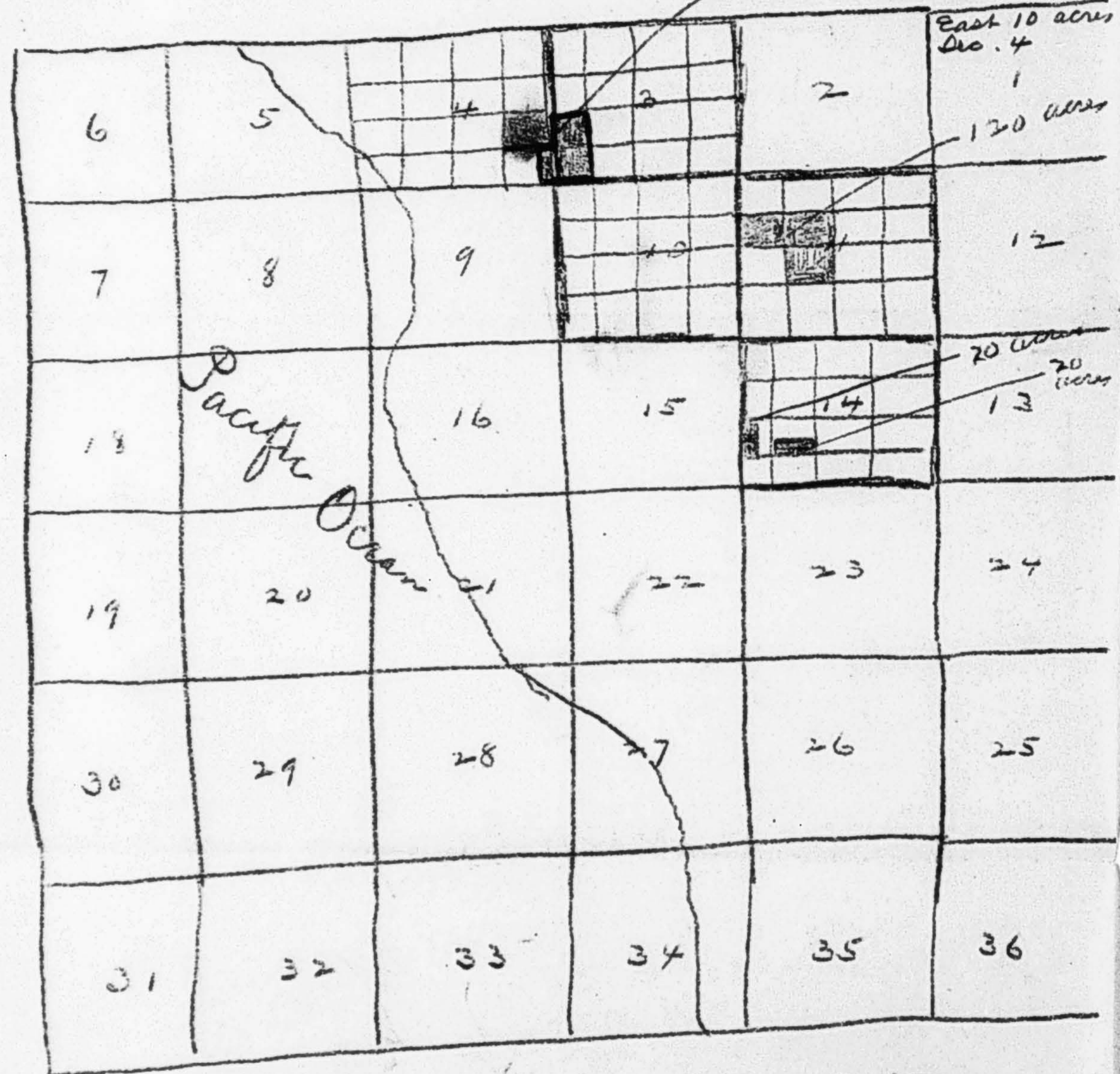
The Certificates of Title on above described
 properties are to be brought down to date
 showing free and clear of all encumbrances
 except the State & taxes for the current
 year which are not payable until next
 October. In case the title be found not
 good the Two Notes herewith enclosed and
 herein described are to be returned to Ed
 Royston and Mary E. Royston after May 15, 1919
 on demand

Interest at the rate of Seven per cent
 per annum is to be added to the total
 amount of \$6186.44 from April 14, 1919
 until such date as the new mortgage is
 made and the amount thus obtained is
 to be the new principal.

The certificates of title are to be delivered
 to Herman N. Cable or sent to Ed Royston
 as the said Royston may advise.
 Address Ed Royston Carbondale Colorado.

Please send Receipt to Ed Royston
 Herman N Cable Mary E. Royston

Section 13 South, Range 4 N. S.B.M.



October 31, 1922

File 120-9

Mr. Ed Royston,
1801 Hays Street,
Colorado Springs, Colo.

My dear Mr. Royston:

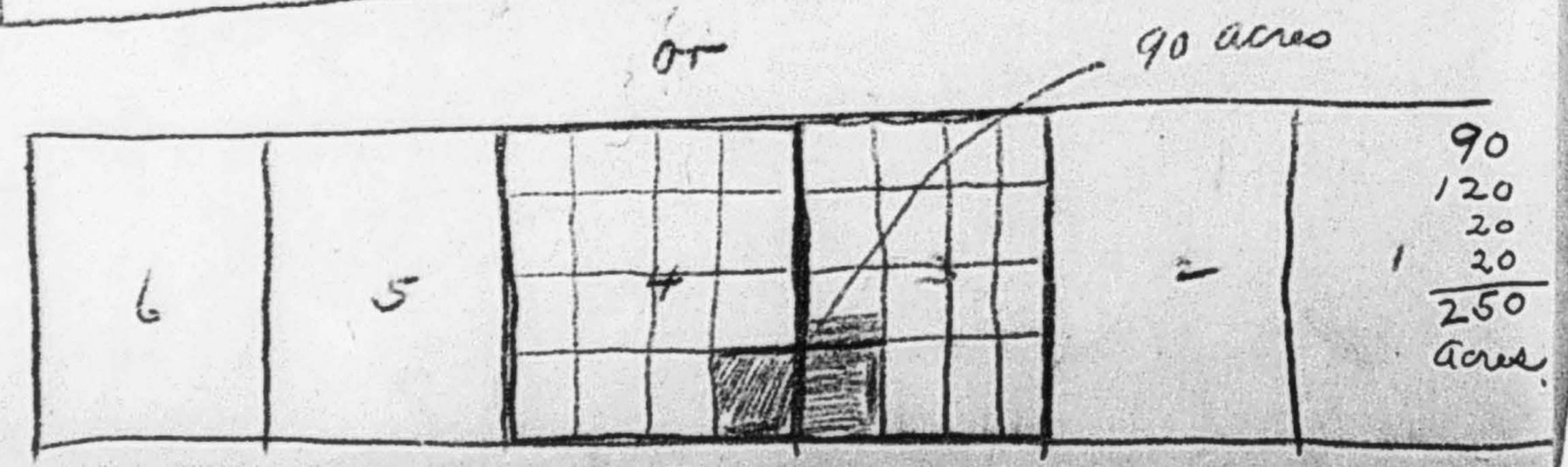
I am glad to inform you that the money is being paid in today, and in a few days the \$1900 will be sent you.

Answering yours of October 28th, will say I will go into the matter and try and determine just what the balance is that is coming to you. I will then take the matter up with Mr. Cable and get the best settlement for you possible.

With kind personal regards, I am

Sincerely yours,

EF:KLM



Ed Fletcher Papers

1870-1955

MSS.81

Box: 23 Folder: 7

General Correspondence - Royston, Ed



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