

MORTGAGE GUARANTEE COMPANY

MORGAN ADAMS,
PRESIDENT.
ROBERT FRANK GROSS,
VICE-PRESIDENT.
GEORGE S. SEWARD,
VICE-PRESIDENT,
SECRETARY.
EDGAR G. HARKNESS,
VICE-PRESIDENT.
TRACY KEEDY,
TREASURER.

CAPITAL (FULLY PAID) \$ 6,000,000.

626 SOUTH SPRING STREET

LOS ANGELES, CALIFORNIA

January 13, 1931

Ed. Fletcher,
1020 - 9th St.,
San Diego, Calif.

Dear Sir:

In re: Loan 44971

At a recent meeting of our Executive Committee, an extension of the maturity of the above loan of \$37,000.00 was approved for a period of three years with interest at the rate of 7% per annum, payable quarterly, principal payable as follows: \$250.00 per month for 12 months and \$500.00 per month thereafter until loan shall be reduced to \$30,000.00, balance due January 1, 1934.

We have prepared and enclose for execution Extension Agreement in duplicate. You and your wife (if married) will kindly sign both copies and thereupon return both copies to us for our acceptance together with your check for \$380.00 covering \$5.00 appraisal fee, \$5.00 escrow fee, and \$370.00 extension fee. Also it will be necessary for us to have either a Cashier's check or a Certified check in the amount of \$539.58 to cover January 1, 1931 interest, as your check for the interest was returned to us by the bank.

You will kindly attend to this matter by return mail, and one copy of the Agreement will be returned to you for your files.

Yours very truly,

MORTGAGE GUARANTEE COMPANY

By *Isabelle Irving*
Isabelle Irving

NOTE: You will also kindly sign the enclosed white application and return same together with extension agreements. Kindly advise how the title to the property is to vest. According to our Insurance Department it now is vested in the Grossmont Park Co.

Have with you

Jan. 14, 1951.

Ed Junior:-

Check this up and have me send it off
today without fail.

E. F.

31st

(THIS AGREEMENT TO BE USED WHERE OWNERSHIP OF PROPERTY HAS BEEN CHANGED SINCE DATE OF TRUST DEED)

Agreement

Loan No. DB-44971

Appl'n. No. 61458

THIS AGREEMENT, made this 13th day of January, 1931, at Los Angeles, California, between Ed Fletcher

and _____, part of the first part, and MORTGAGE GUARANTEE COMPANY, a corporation, organized and existing under the laws of the State of California, with its principal place of business in the City of Los Angeles, California, party of the second part;

WITNESSETH:

That part of the first part, for value received, and in consideration of the extension of the maturity of that certain promissory note for \$ 37,000.00, bearing date December 24, 1928 to January 1, 1934, (upon which said note there remains a balance of unpaid principal of \$ 37,000.00), which said note is secured by deed of trust recorded in Book 9055, Page 21, of Official Records of Los Angeles County, to which deed of trust and the record thereof record is hereby made for particulars, hereby guarantees payment of the note hereinbefore described, with principal and interest, waiving notice, protest, diligence, and demand, and consents to extensions of time, and same shall not affect the liability of said part of the first part hereunder.

Said part of the first part also agrees to pay reasonable attorney's fees in case suit be brought to enforce this guaranty.

Said party of the second part, in consideration of said guaranty by said part of the first part, and for value received, hereby extends the maturity of said note to (See Note Below), 19____, provided, however, that all other conditions and covenants in said note and deed of trust are hereby renewed, confirmed, and continued, and said deed of trust and the lien thereof is hereby expressly continued in full force and effect, except that any privilege heretofore granted for payment of said note, or any portion thereof, prior to maturity is hereby by mutual consent waived and cancelled.

This agreement, so far as the extension of the maturity of said note is concerned, is made upon the representation, and is effective only upon the condition that the premises covered by said deed of trust are subject to no other liens or subsequent incumbrances, and that no one other than the undersigned has any interest therein.

Interest at the rate of 7% per annum, payable quarterly.

\$250.00 due 2-1-31	\$500.00 due 2-1-32	_____
\$250.00 due 3-1-31	500.00 due 3-1-32	_____
\$250.00 due 4-1-31	500.00 due 4-1-32	_____
\$250.00 due 5-1-31	500.00 due 5-1-32	_____
\$250.00 due 6-1-31	500.00 due 6-1-32	Part of the First Part
\$250.00 due 7-1-31	500.00 due 7-1-32	_____
\$250.00 due 8-1-31	500.00 due 8-1-32	_____
\$250.00 due 9-1-31	500.00 due 9-1-32	MORTGAGE GUARANTEE COMPANY,
\$250.00 due 10-1-31	\$30,000.00 due 1-1-34	By _____
\$250.00 due 11-1-31		Assistant Secretary.
\$250.00 due 12-1-31		Party of the Second Part
\$250.00 due 1-1-32		

92

(THIS AGREEMENT TO BE USED WHERE OWNERSHIP OF PROPERTY HAS BEEN CHANGED SINCE DATE OF TRUST DEED)

Agreement

Loan No. DE-44971
Appl'n. No. 61458

THIS AGREEMENT, made this 13th day of January, 1931, at Los Angeles, California, between Ed Fletcher, and _____, part of the first part, and MORTGAGE GUARANTEE COMPANY, a corporation, organized and existing under the laws of the State of California, with its principal place of business in the City of Los Angeles, California, party of the second part;

WITNESSETH:

That part of the first part, for value received, and in consideration of the extension of the maturity of that certain promissory note for \$37,000.00, bearing date December 24, 1928 to January 1, 1934, (upon which said note there remains a balance of unpaid principal of \$37,000.00), which said note is secured by deed of trust recorded in Book 9055, Page 21, of Official Records of Los Angeles County, to which deed of trust and the record thereof record is hereby made for particulars, hereby guarantees payment of the note hereinbefore described, with principal and interest, waiving notice, protest, diligence, and demand, and consents to extensions of time, and same shall not affect the liability of said part of the first part hereunder.

Said part of the first part also agrees to pay reasonable attorney's fees in case suit be brought to enforce this guaranty.

Said party of the second part, in consideration of said guaranty by said part of the first part, and for value received, hereby extends the maturity of said note to (See Note Below), 19____, provided, however, that all other conditions and covenants in said note and deed of trust are hereby renewed, confirmed, and continued, and said deed of trust and the lien thereof is hereby expressly continued in full force and effect, except that any privilege heretofore granted for payment of said note, or any portion thereof, prior to maturity is hereby by mutual consent waived and cancelled.

This agreement, so far as the extension of the maturity of said note is concerned, is made upon the representation, and is effective only upon the condition that the premises covered by said deed of trust are subject to no other liens or subsequent incumbrances, and that no one other than the undersigned has any interest therein.

Interest at the rate of 7% per annum, payable quarterly.

\$250.00 due 2-1-31	\$500.00 due 3-1-32	_____
\$250.00 due 3-1-31	500.00 due 3-1-32	_____
\$250.00 due 4-1-31	500.00 due 4-1-32	_____
\$250.00 due 5-1-31	500.00 due 5-1-32	_____
\$250.00 due 6-1-31	500.00 due 6-1-32	Part of the First Part
\$250.00 due 7-1-31	500.00 due 7-1-32	_____
\$250.00 due 8-1-31	500.00 due 8-1-32	_____
\$250.00 due 9-1-31	500.00 due 9-1-32	MORTGAGE GUARANTEE COMPANY,
\$250.00 due 10-1-31	\$30,000.00 due 1-1-34	By _____
\$250.00 due 11-1-31		Assistant Secretary.
\$250.00 due 12-1-31		Party of the Second Part
\$250.00 due 1-1-32		

Application for Loan
MORTGAGE GUARANTEE COMPANY,
Los Angeles, California.

A

(Improvements Completed)

Appl. No. 61458
Received by RFG/DH

Los Angeles, California, Nov. 12, 1930

I hereby offer to borrow from you the principal sum of \$37,000.00 for a term of 3 years, provided, however, I agree to make payments on said principal sum of \$250. per month for 12 months ~~thereafter~~ \$500. per month thereafter, Until Loan shall be reduced to \$30,000.00

In consideration of your lending me said principal sum and for the use thereof, I agree to pay you all the interest hereinafter provided, to-wit: (a) Interest at the rate of 7 per cent per annum payable Qrtly from date hereof upon said principal sum which shall be evidenced by the note or notes hereinafter referred to; (b) Additional interest amounting to \$370. (3%) which I hereby agree to pay you in advance, but which it is mutually agreed shall be prorated and distributed over the entire life of the loan.

I agree to execute a Trust Deed Note or Notes in your usual form evidencing the loan aforesaid, save and except that the same may be drawn without reference to the additional interest hereinbefore agreed to be paid, and I further agree to secure said loan by a first deed of trust in your usual form to such Trustee as you may designate covering the following described property situate in the City of Glendale County of L.A. State of California, to-wit:

LEGAL DESCRIPTION: Lots 12 and 14, Blk. 4, City of Glendale 21/89-90 M.R. A/44971 L/44971

STREET No. 220-26 N. Isabel St. Lot Size ft x ft

Located on side of St. between St. and St.

Transportation facilities Distance from center of city

City Zoning ordinance designates property as Zone. Torrens Title?

I am to have prepayment privilege after XX years on any interest payment date upon XX days prior written notice and payment of XX surrender charge.

I understand and agree that all taxes and assessments levied or assessed by State, County, Municipal, Irrigation District, School District and/or any Legal or Governmental authority affecting such property or constituting a lien thereon are to be paid by me and not by the beneficiary named in said trust deed or its assignees. I hereby agree that in case this application be accepted on or before thirty days from date hereof, I will execute and deliver to such escrow holder as you may designate, the necessary papers to complete the transaction without delay, time is made the essence in this particular; I will pay and discharge before delinquency, with my own money and without expectation of reimbursement, all such taxes and assessments that may be so levied or assessed against the said property or any part of it, or constituting a lien thereon, during the life of said loan.

I will also furnish a complete Certificate of Title or Guarantee of Title or, at your option, a Beneficiary's Guarantee Policy of Title Insurance, covering all of my said property and acceptable to you, at my expense, certifying, guaranteeing or insuring, as the case may be, said deed of trust to be a first and valid lien upon the premises hereinbefore described; I agree also to pay all costs, fees and expenses of preparation of papers, including notarial fees, escrow fees and fees for recording, and to permit all of the title papers, including all insurance policies of any and every kind covering said property or any part thereof to remain in your possession until said loan is fully paid and discharged.

I will also pay for and keep in force during the life of said loan, fire and earthquake insurance satisfactory to you, covering the improvements now, or that may hereafter be made, on said property, each in an amount not less than the full insurable value of the property or in an amount satisfactory to you, and ALL POLICIES OF INSURANCE COVERING SUCH IMPROVEMENTS SHALL BE WRITTEN THROUGH THE AGENCY OF THE BOND INVESTMENT COMPANY, OR THROUGH SUCH OTHER AGENCY AS YOU MAY DESIGNATE, AND IN SUCH COMPANIES AS YOU MAY DESIGNATE, with loss, if any, payable to you, all of said policies to be delivered to you.

I further agree to pay an appraisal fee of \$5.00 ~~the cost of a survey of said property and buildings and a fee of \$1.00 per year for tax lien search payable on the first day of July in each year.~~ \$5.00 ESCROW.

Your acceptance of this application shall constitute a valid, binding contract between us.

For the purpose of securing said loan, I hereby make the following warranties, to-wit:

Title Vested in Ed. Fletcher Name of Spouse _____

IMPROVEMENTS ARE [Give No. of Stories; Construction Material; Type of Building, such as Residence, Flat, Business, Garage, Etc.] _____

Bldg. of Class _____ construction. Garages for _____ cars.

Age _____ years. Area in square feet _____ Condition _____

No. of Stores _____ Lofts _____ Apartments _____ Hotel Rooms _____ Total No. Rooms _____

Kind of Roof _____ Basement _____ Elevator _____

OTHER BUILDINGS [Give Age, Condition and Description] _____

Property acquired by me _____ years ago

at a cost of \$ _____

Improvements made since purchase _____

Present Value of Land \$ _____ SH

Present Value of Buildings \$ _____ SH

Owner's Total Valuation \$ _____ SH

Owner's Occupation _____ SH

Owner's Net Worth \$ _____ SH

Fire Insurance Carried _____

Property Occupied by _____

Present Monthly Income, Furnished \$ _____

Present Monthly Income, Unfurnished \$ _____

No. of Vacancies _____, which if rented

would show additional income of \$ _____

Annual Taxes \$ _____

Purpose of Loan EXT

Present Encumbrances \$ 37,000.00

Held by M.G. Co.

PLEASE READ CAREFULLY BEFORE SIGNING

Ed. Fletcher (Applicant)

Mail Address 1020 - 9th St.,

San Diego, California.

Telephone _____

We guarantee that signature of applicant is genuine.

Applicant's Agent.

Address _____

Telephone _____

The foregoing offer is hereby accepted: MORTGAGE GUARANTEE COMPANY, By _____

APPRAISER'S REPORT

Location:

Dimensions of land or acreage:

Improvements:

Condition of improvements:

Age:

Occupancy:

Income or rental value:

Fire Insurance:

Earthquake Insurance:

Neighborhood:

Proposed debtor:

Recommendation:

\$	Land
\$	<u>Imp's.</u>
\$	Total

GENERAL REMARKS:

Legal description:

Date of inspection _____, 19_____

Appraiser for Mortgage Guarantee Company.

ACTION OF EXECUTIVE COMMITTEE

The property described in the within application is hereby approved as security for a loan of \$_____ for a term of _____ years; interest at the rate of _____% for the first year and _____% thereafter; _____% of the first year's interest payable in advance. Principal payments of _____% semi-annually beginning _____.

\$_____ Fire insurance.
 \$_____ Earthquake Insurance.
 \$_____ Engineering fee.
 \$_____ Appraisal fee.

Prepayment privilege _____
 Special conditions _____

Members Executive Committee
Mortgage Guarantee Company

Subject to approval of Title.
Date _____ Page _____ Minute Book _____

January 14, 1931.

Mortgage Guarantees Company,
626 South Spring Street,
Los Angeles, California.

Attention Isabel Irving.
Loan No. 44971.

Gentlemen:-

Answering yours of January 13th to my father, will say that the money was in the bank and the check for \$559.58 to cover interest to January 1st should have been honored. It was the fault of the bank in not honoring the check and I have requested the assistant manager of the bank today, by telephone, to notify you of the bank's error.

On my father's return I will take up with him the matter of the renewal of the loan. The loan does not come due until January 1st, 1932, and it was my understanding, as well as that of my father, that we were discussing an extension of the loan as of that date.

My father and I seem to be working at cross-purposes for the reason that I took up the matter of the loan with your representative in Glendale, Mr. Stemm, who informed me that, by paying a 3% brokerage on January 1, 1932, a new ten year amortized loan could, in all probability, be made on a 6% basis, and that is the plan that I was working to and hope meets with your approval. Mr. Stemm said that our loan was well within the appraisal of the property at the time that the loan was made.

You may not be aware of it, but we have furnished twelve of these apartments and have completely paid for the furniture excepting about \$1600.00 to Barker Brothers, which we are paying off at \$120.00 a month at the present time. We will be glad to include the equipment as additional security, if desired, at the expiration of this loan, if you feel you need additional security.

Mortgage Guarantee Company
#2.

Jan. 14, 1931.

Our apartments are full, with the exception of five, and we expect soon to have the apartments completely filled.

Please let me hear from you in relation to the above so that I can take the matter up with my father on his return.

If you have been to any expense at this time in relation to this loan, please send me a bill for same and it will be paid.

Yours very truly,

EFJr/RC

THIS NOTICE SHOULD BE RETURNED WITH YOUR REMITTANCE

YOUR CANCELED CHECK IS A RECEIPT.

NO FURTHER ACKNOWLEDGMENT WILL BE SENT UNLESS REQUESTED

MORTGAGE GUARANTEE COMPANY

626 SOUTH SPRING STREET
LOS ANGELES, CAL.

LOAN NO. DB-44971 ✓
LOS ANGELES COUNTY.

1. Ap. J1. O. J

MAR 20 1931

DB-44971 ✓
Grossmont Park Co.,
1020 - 9th St.,
San Diego, Calif.

On 4-1-31 there will be due and payable at this office, on the above loan, the following:-

ITEMS	PRINCIPAL	INTEREST RATE	AMOUNT DUE
Interest due Delinquent charges	33,000.00	Q 7%	647.50
			6.66
			<u>654.16</u>
			647.50
			<u>6.66</u>



This notice is sent in advance of maturity of interest and principal as a matter of courtesy on our part and without the assumption of responsibility for neglect to send, or failure to receive, said notice.

The borrower or owner of the property covered by this loan must assume the responsibility of seeing that all taxes, insurance or other advances are paid when due.

Neglect or failure to pay this indebtedness will subject the owner of this property to additional expense of attorney's fees or trustee's fees.

Our business is so constituted that prompt payment of interest is absolutely necessary.

Make checks payable to the MORTGAGE GUARANTEE COMPANY. Any change in ownership or of address should be reported promptly, giving full name.

MORTGAGE GUARANTEE COMPANY

REC'D MAR 30 1931

REC'D MAY 10 1931

MORTGAGE GUARANTEE COMPANY

MORGAN ADAMS,
PRESIDENT.
ROBERT FRANK GROSS,
VICE-PRESIDENT.
GEORGE S. SEWARD,
VICE-PRESIDENT,
SECRETARY.
EDGAR G. HARKNESS,
VICE-PRESIDENT.
TRACY KEEDY,
TREASURER.

CAPITAL (FULLY PAID) \$ 6,000,000.

626 SOUTH SPRING STREET

LOS ANGELES, CALIFORNIA

April 7, 1931.

Grossmont Park Co.,
1020 Ninth St.,
San Diego, Calif.

Attn: E. Fletcher, Jr.

Gentlemen:

Re: Loan DB-44971.

In reply to your letter of March 28th will state that on delinquent accounts we make a service charge of one per cent of the amount that is delinquent and charge compound interest.

\$539.58 of the interest due January 1, 1931, was not paid until January 13, 1931. The service charge of \$5.40 and delinquent interest \$1.26 included in the enclosed statement are for the January delinquency. These charges can, of course, be avoided in the future by making payments when due.

Very truly yours,

MORTGAGE GUARANTEE COMPANY

BY *Leonard Walker*
Leonard Walker, Cashier.

EM

(2)

May 9th, 1931.

Mortgage Guarantee Company,
626 South Spring Street,
Los Angeles, California.

Gentlemen:-

Enclosed find check for \$6.66, being delinquent charges according to statement herewith enclosed.

You have undoubtedly heard from the Security First National Bank relative to this by this time, as I have a copy of a letter that they planned to send you.

There were ample funds in the bank to take care of the check at the time it was returned to you and this they have now acknowledged, however, I am paying the \$6.66, as far as the money is concerned, but I did not like you to have the idea of a check being returned.

Hoping this completes the file in this matter, I am,

Sincerely yours,

EFJr/RC

MORTGAGE GUARANTEE COMPANY

MORGAN ADAMS,
PRESIDENT.
ROBERT FRANK GROSS,
VICE-PRESIDENT.
GEORGE S. SEWARD,
VICE-PRESIDENT,
SECRETARY.
EDGAR G. HARKNESS,
VICE-PRESIDENT.
TRACY KEEDY,
TREASURER.

CAPITAL (FULLY PAID) \$ 6,000,000.

626 SOUTH SPRING STREET

LOS ANGELES, CALIFORNIA

June 19, 1931.

Ed. Fletcher Company,
1020 Ninth Street,
San Diego, Calif.

Attn: Ed Fletcher, Jr.

Gentlemen:

Re: Loan DB-44971
Grossmont Park Co.

In reply to your letter of June 18th will state that on delinquent accounts we make a service charge of one per cent of the amount that is delinquent and we charge interest on loan advances.

May 15, 1931, we advanced \$200.00 for a delinquent insurance premium in connection with the above numbered loan and on May 18th we received a payment of \$200.00 which we applied as follows:

On account of loan advance	\$ 197.88
Interest due on loan advance	.12
Service charge on loan advance	2.00
Payment received May 18, 1931.	<u>\$ 200.00</u>

This account now shows a balance due on loan advances of \$2.12.

Very truly yours,

MORTGAGE GUARANTEE COMPANY

By *M. D. Swindle*
M. D. Swindle, Ass't. Cashier.

EM

August 13, 1931.

Mortgage Guarantee Company,
626 South Spring Street,
Los Angeles, California.

Gentlemen:-

In regard to your loan No. DB-44971 for \$37,000 on Glendale property, is it necessary for us to carry insurance through the Bond Investment Company for more than the amount of the loan, in order to protect your interests? If not, we will write our own insurance as the policies with the Bond Investment Company expire.

An early reply from you will be appreciated, as we have a policy expiring within the next week or two.

Yours very truly,

GROSSMONT PARK COMPANY

By

EFJr/RC

December 15, 1931.

Mortgage Guarantee Company,
626 South Spring Street,
Los Angeles, California.

Gentlemen:-

In connection with your Loan DB-44971
to Grossmont Park Company, we are in receipt of your
notice of payment due on January 1, 1932, and do not
understand the item of \$165.00 insurance due.

Will you please explain this charge to
us?

Yours very truly,

GROSSMONT PARK COMPANY

By

C

AGREEMENT

Loan No. DB-44971 Application No. 71624

THIS AGREEMENT, made this 17th day of December, 1931 at Los Angeles, California, between GROSSMONT PARK COMPANY, parties of the first part, and MORTGAGE GUARANTEE COMPANY, a corporation, organized and existing under the laws of the State of California, with its principal place of business in the City of Los Angeles, California, party of the second part;

W I T N E S S E T H :

That parties of the first part, for value received, and in consideration of the extension of the maturity of that certain promissory note for \$37,000.00, bearing date December 24, 1928 to January 1, 1935, (upon which said note there remains a balance of unpaid principal of \$37,000.00) which said note ~~is~~ is secured by deed of trust recorded in Book 9055, Page 21 of Official Records of Los Angeles County, to which deed of trust and the record thereof record is hereby made for particulars, hereby guarantees payment of the note hereinbefore described, with principal and interest, waiving notice, protest, diligence, and demand, and consents to extensions of time, and same shall not affect the liability of said parties of the first part hereunder.

Said parties of the first part also agrees to pay reasonable attorney's fees in case suit be brought to enforce this guaranty.

Said party of the second part, in consideration of said guaranty by said parties of the first part, and for value received, hereby extends the maturity of said note to (See Note Below), provided, however, that all other conditions and covenants in said note and deed of trust are hereby renewed, confirmed and continued, and said deed of trust and the lien thereof is hereby expressly continued in full force and effect, except that any privilege heretofore granted for payment of said note, or any portion thereof, prior to maturity is hereby by mutual consent waived and cancelled.

This agreement, so far as the extension of the maturity of said note is concerned, is made upon the representation, and if effective only upon the condition that the premises covered by said deed of trust are subject to no other liens or subsequent incumbrances, and that no one other than the undersigned has any interest therein.

GROSSMONT PARK COMPANY

Interest at the rate of 7% per annum, payable quarterly,

\$1,110.00 due 7/1/32
1,110.00 due 1/1/33
1,110.00 due 7/1/33
1,110.00 due 1/1/34
1,110.00 due 7/1/34
31,450.00 due 1/1/35

By Ed Fletcher, President
By Willis H. Fletcher, Secretary

December 30, 1931.

Mortgage Guarantee Company,
626 South Spring Street,
Los Angeles, California.

Gentlemen:-

On December 15th we wrote asking that you explain the item of \$165.00 insurance due shown on notice of payment due January 1, 1932, on your Loan DB-44971. We have not received a reply to our letter and ask that you give the matter your attention and favor us with an early reply to enable us to make our payment promptly when due.

Yours very truly,

GROSSMONT PARK COMPANY

C

ORDERED 2/1/32

BILL TO

MORTGAGE GUARANTEE COMPANY

OUR NO. 1275828

626 SOUTH SPRING STREET
LOS ANGELES CALIFORNIA

YOUR NO.

44971

*Trust
Delivery*

TO Title Insurance and Trust Company, DR.

TITLE INSURANCE BUILDING
433 SO. SPRING STREET
PHONE MADISON 2311
LOS ANGELES, CALIFORNIA

GROSSMOUNTY PARK CO

X

APR 13 1932
4/13/32

ESCROW

TITLE

DATE COMPLETED

DESCRIPTION LOTS 12-14 BLK 5 TWN OF GLENDALE CO

DATE	DESCRIPTION	CHARGES	CREDIT	BALANCE	*
4/13	LOAN POLICY 5M	26 00			
	TR DD GROSSMOUNT PK CO TO T & T	4 10			
	CHAT MTG " TO MTG GUAR CO	18 20			
	CHattel MORTGAGE SEARCH	15 00		63 30	*
	DUPLICATE CORRECTED BILL			57	
	FORWARDING REPORT			6.30	

*pd
check #229
see 1st nat'l
Glendale*

RECORDED
APR 13 1932

THIS NOTICE SHOULD BE RETURNED WITH YOUR REMITTANCE
YOUR CANCELED CHECK IS A RECEIPT. NO FURTHER ACKNOWLEDGMENT WILL BE SENT UNLESS REQUESTED

MORTGAGE GUARANTEE COMPANY

626 SOUTH SPRING STREET
LOS ANGELES, CAL.

LOAN NO. DB-44971
LOS ANGELES COUNTY

DB-44971
Grossmont Park Co.,
1020 - 9th St.,
San Diego, Calif.,

APR 27 1932

On 401-32 there will be due and payable at this office, on the above loan, the following:-

ITEMS	PRINCIPAL	INTEREST RATE	AMOUNT DUE
Interest due	\$37000	7% Q	\$647.50

V.M.

This notice is sent in advance of maturity of interest but wholly as a matter of courtesy on our part and without the assumption of responsibility for neglect to send, or failure to receive, said notice.
The borrower or owner of the property covered by this loan must assume the responsibility of seeing that all taxes, insurance or other advances are paid when due.
Neglect or failure to pay this indebtedness will subject the owner of this property to additional expense of attorney's fees or trustee's fees.
Our business is so constituted that prompt payment of interest is absolutely necessary.
Make checks payable to the MORTGAGE GUARANTEE COMPANY. Any change in ownership or of address should be reported promptly, giving full name.

MORTGAGE GUARANTEE COMPANY

THIS NOTICE SHOULD BE RETURNED WITH YOUR REMITTANCE

YOUR CANCELED CHECK IS A RECEIPT.

NO FURTHER ACKNOWLEDGMENT WILL BE SENT UNLESS REQUESTED

MORTGAGE GUARANTEE COMPANY

626 SOUTH SPRING STREET

LOS ANGELES, CAL.

LOAN NO. DB-44971
LOS ANGELES COUNTY

APR 13 1932

DB-44971
Grossmont Park Co.,
1020 9th St.,
San Diego, California

On 7/1/32 there will be due and payable at this office, on the above loan, the following:-

ITEMS	PRINCIPAL	INTEREST RATE	AMOUNT DUE
Interest Due 7/1/32 ✓	37,000.00	7%	647.50
Interest Due 4/1/32			647.50
Principal Due			1110.00
			<u>2405.00</u>
			647.50

This notice is sent in advance of maturity of interest but wholly as a matter of courtesy on our part and without the assumption of responsibility for neglect to send, or failure to receive, said notice.

The borrower or owner of the property covered by this loan must assume the responsibility of seeing that all taxes, insurance or other advances are paid when due.

Neglect or failure to pay this indebtedness will subject the owner of this property to additional expense of attorney's fees or trustee's fees.

Our business is so constituted that prompt payment of interest is absolutely necessary.

Make checks payable to the MORTGAGE GUARANTEE COMPANY. Any change in ownership or of address should be reported promptly, giving full name.

MORTGAGE GUARANTEE COMPANY

MORTGAGE GUARANTEE COMPANY

MORGAN ADAMS
PRESIDENT
ROBERT FRANK GROSS
VICE-PRESIDENT
GEORGE S SEWARD
VICE-PRESIDENT
SECRETARY

CAPITAL (FULLY PAID) \$ 6,000,000.

626 SOUTH SPRING STREET

LOS ANGELES, CALIFORNIA

June 14, 1932

EDGAR G. HARKNESS
VICE-PRESIDENT
TRACY KEEDY
VICE-PRESIDENT
TREASURER
HARRY J. EDWARDS
VICE-PRESIDENT

Grossmont Park Co.
1020- 9th. St.
San Diego, Calif.

Gentlemen: In re: Loan No. 44971

You will take notice that the loan above referred to is in default by reason of nonpayment of interest due April 1, 1932.

If you desire to save yourself trustee's fees and expenses you will see that the sum of \$653.98 plus interest at the rate of 7% per annum from the above due date, reaches this office within THREE days from date hereof.

Otherwise Declaration of Default will be filed and proceedings instituted to foreclose without further notice.

Yours very truly,

MORTGAGE GUARANTEE COMPANY

By *Isabelle Irving*
Isabelle Irving

653.98
19.52

663.50

TR

June 15, 1932.

Mortgage Guaranteo Company,
626 South Spring Street,
Los Angeles, California.

Gentlemen:-

Re Loan 44971.
Attention Isabel Irving.

Enclosed find check for \$663.50, being
as follows: \$647.50 interest to April 1, 1932, plus
interest on interest, plus penalty, to date of June
16th.

Trusting this meets with your approval,
we are,

Very sincerely yours,
GROSSMONT PARK COMPANY
By

MFJr/RC

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

M. J. [unclear]

(Signature or name of addressee.)

[unclear]

(Signature of addressee's agent.)

Date of delivery, Jan 16, 193

Form 3811

Post Office Department

OFFICIAL BUSINESS

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, \$303

REGISTERED ARTICLE

No. 2346

INSURED PARCEL



POSTMARK OF DELIVERING OFFICE

AND DATE OF DELIVERY

No. _____

Return to

Ed Fletcher & Co

Street and Number,
or Post Office Box,

Box 1412
(NAME OF SENDER)

SAN DIEGO,

CALIFORNIA.

June 29, 1932.

Mortgage Guarantee Company,
626 South Spring Street,
Los Angeles, California.

Attention Mr. Gross.

My dear Mr. Gross:-

Being unable to go to Los Angeles before the first, I am asking my brother Charles to go over and have a talk with you regarding the Glendale Court property on Lots 12 and 14, Block 5, Glendale,

I don't suppose we have to tell you the conditions at the present time but, better to acquaint you with our particular conditions, I wish to state the following: During the past year the property passed its third year since being built and we have had to renew for three years insurance policies, with premiums amounting to over \$600. These are all paid for three years in advance and will not come up again soon. Since the first of the year we have had to install a new hot water heater, amounting to \$145.80. The refrigeration system went bad and has been completely re-operated and put in shape, with a guarantee, amounting to \$358.26. Some of the apartments have had to be redecorated and a few more will have to be done. We have spent about \$300 on this work. This makes a total of roughly \$1400.00 in capital expenditures, most of which have come since the first of the year. Also we had to scrape like thunder to pay the taxes and on top of all this, you know the rental conditions.

We had to reduce rents once last Fall, once right after the first of the year and again the first of this month in order to maintain a good occupancy. However, our apartment house is only a block and a half from the municipal building in Glendale and, with the advent of twenty-three families from the Government Land Office in San Francisco to Glendale, we hope to bring our occupancy up to 100% again. At the present timewe have six vacancies out of 24.

What I want to know is this. Will it be agreeable to you if we take care of the July 1st interest payment, amounting to \$647.50 during the month of July, and are able to clean up the principal payment of \$1110 just as rapidly as possible during the next six months. Hope that we will be able to pay it on the basis of about \$250 a month.

If you can see your way clear to extend us this consideration at this time it will certainly be appreciated.

Sincerely yours
GROSSMONT PARK COMPANY

REJR/EG

THIS NOTICE SHOULD BE RETURNED WITH YOUR REMITTANCE
YOUR CANCELED CHECK IS A RECEIPT. NO FURTHER ACKNOWLEDGMENT WILL BE SENT UNLESS REQUESTED

MORTGAGE GUARANTEE COMPANY
626 SOUTH SPRING STREET
LOS ANGELES, CAL.

LOAN NO. DB-44971
LOS ANGELES COUNTY

JUL 18 1932

DB-44971
Grossmont Park Co.,
1020 - 9th St.,
San Diego, Calif.,

On 7-1-32 there will be due and payable at this office, on the above loan, the following:-

ITEMS	PRINCIPAL	INTEREST RATE	AMOUNT DUE
Interest due (bal)	\$37000	7% Q	\$447.50
Ser. Chg.			6.48
Del. Int.			1.26
Principal due			1110.00
			1565.24
V.M. Ext. 8-1-32			200.00

SECOND NOTICE

This notice is sent in advance of maturity of interest but wholly as a matter of courtesy on our part and without the assumption of responsibility for neglect to send, or failure to receive, said notice.
The borrower or owner of the property covered by this loan must assume the responsibility of seeing that all taxes, insurance or other charges are paid when due.
Neglect or failure to pay this indebtedness will subject the owner of this property to additional expense of attorney's fees or trustee's fees.
Our business is so constituted that prompt payment of interest is absolutely necessary.
Make checks payable to the MORTGAGE GUARANTEE COMPANY. Any change in ownership of the property should be reported promptly, giving full name.

FORM 218 50M

MORTGAGE GUARANTEE COMPANY
Bal. prin. attended \$1110.00
& maturity of loan.

July 29, 1932.

Mortgage Guarantee Company,
626 South Spring Street,
Los Angeles, California.

Attention Mr. Gross.

Loan No. DB 44971

Gentlemen:-

As per agreement with Mr. Gross, we are
enclosing our check for \$200.00 to apply on the above
loan.

Very sincerely yours,
GROSSMONT PARK COMPANY
By

EFJr/RC

*Mrs Craft
Douglas 8487-Jr.*

August 11, 1932

*255.34
125.00
130.34*

Dear Ed:

I received a telephone call from Mr. Teague of
the Mortgage Guarantee Company foreclosure de-
partment.

I explained to him that due to the fact that you
have been on your vacation the balance of the
interest due has not been paid.

He made it very plain to me that the \$255.34
still owing on the interest must be paid by
Monday, August 15, and then they will talk about
amortizing the principal payment past due.

Can we get this sum together and have it in my
hands by next Monday?

What has been done regarding the letter which
Sloan was going to approve, to be sent to parties
who have purchased avocado lands now in poor con-
dition?

Tell Dad I have never received the address of
the home in Los Angeles which was offered us in
trade for San Diego County property.

Your loving brother,

*Charles S. Fletcher
Charlie*

*Important -
Aug 25*

*Bal. must be Pd
by Aug. 25th*

C. I. W. 8/13/32

August 13, 1932.

Mortgage Guarantee Company,
626 South Spring Street,
Los Angeles, California.

Attention Mr. Gross.

My dear Mr. Gross:-

We are back in our interest \$255.24.

Enclosed find check for \$125.00 with the balance to
be paid before the first of the month.

We certainly appreciate your leniency and
are moving Heaven and earth to keep up our obligations.
Every dollar we get out of the apartments at Glendale
we are giving to you and putting in as much of our
own as we can.

Yours very truly,
GROSSMONT PARK COMPANY

By

EF/RC

THIS NOTICE SHOULD BE RETURNED WITH YOUR REMITTANCE
YOUR CANCELED CHECK IS A RECEIPT. NO FURTHER ACKNOWLEDGMENT WILL BE SENT UNLESS REQUESTED

MORTGAGE GUARANTEE COMPANY

626 SOUTH SPRING STREET
LOS ANGELES, CAL.

LOAN NO. DB-44971
LOS ANGELES COUNTY.

1. Ap. J. 1. 0. J

AUG 18 1932

DB-44971
Grossmont Park Co.,
1020 - 9th St.,
San Diego, Calif.

On 10-1-32 there will be due and payable at this
office, on the above loan, the following:-

ITEMS	PRINCIPAL	INTEREST RATE	AMOUNT DUE
Interest due Oct Int	37,000	7% qly	647.50
Bal. int. due 7-1-32			255.34
Tax Search			1.00
Principal due 7-1-32			1110.00
On account			2013.84
DS			125.00
			1888.84

Added to 7/1 Paid 8/25/32

This notice is sent in advance of maturity of interest but wholly as a matter of courtesy on our part and without the assumption of responsibility for neglect to send, or failure to receive, said notice.

The borrower or owner of the property covered by this loan must assume the responsibility of seeing that all taxes, insurance or other advances are paid when due.

Neglect or failure to pay this indebtedness will subject the owner of this property to additional expense of attorney's fees or trustee's fees.

Our business is so constituted that prompt payment of interest is absolutely necessary.

Make checks payable to the MORTGAGE GUARANTEE COMPANY. Any change in ownership or of address should be reported promptly, giving full name.

FORM 218 50M

1758.84

648.40

250.00

398.40

Paid 10/1/32

Just loan + Bal int. to 10/1/32

7/8
 7/29
 8/13
 8/21
 2.00
 2.00
 1.25
 130.24

 655.24

647.50 Int due 7/1
 6.48 - Service charge
 1.26 - Del. Int.

 655.24

August 25, 1932.

Mortgage Guarantee Company,
 626 South Spring Street,
 Los Angeles, California.

Gentlemen:-

Enclosed is our check for \$130.24 balance
 of interest to July 1, 1932, on Loan No. DB44971.

Yours very truly,

GROSSMONT PARK COMPANY

By

C

447.50
 6.48
 1.26

 455.24 *
 Paid 7/9/32 200.00

 Bal/c - 8/13/32 125.00
 Paid 8/20/32 130.24
 (Must be Paid by 8/20/32)

"BUY AT HOME" ORDER BLANK

No 8903

San Diego, Calif.,1927

TO THE SAN DIEGO INDEPENDENT.

I hereby subscribe for **THE SAN DIEGO INDEPENDENT** for one (1) year for which I agree to pay **Six Dollars (\$6.00)** on demand.

In consideration of my subscribing for **THE INDEPENDENT** for 1 year and upon the payment of Six Dollars (\$6.00) I am to receive a Subscriber's "Buy at Home" merchandise certificate equal to \$4.00 cash; good at any of the stores named on the Certificate.

DO NOT PAY MONEY TO SOLICITORS

Collect1927 Certificate No.

..... Solicitor Name

Address Town

Demand your Certificate when payment is made.

October 1, 1932.

Mortgage Guarantee Company,
626 South Spring Street,
Los Angeles, California.

Attention Mr. Gross.

Gentlemen:-

Enclosed is our check for \$250.00 on account of interest due October 1, 1932. on Loan No. DB-44971. The balance of interest due at this time, \$397.50, will follow in a short time.

Yours very truly,

GROSSMONT PARK COMPANY

By

C

MORTGAGE GUARANTEE COMPANY

CAPITAL (FULLY PAID) \$ 6,000,000.

626 SOUTH SPRING STREET

LOS ANGELES, CALIFORNIA

October 24, 1932

MORGAN ADAMS
PRESIDENT
ROBERT FRANK GROSS
VICE-PRESIDENT
GEORGE S. SEWARD
VICE-PRESIDENT
SECRETARY

EDGAR G. HARKNESS
VICE-PRESIDENT
TRACY KEEDY
VICE-PRESIDENT
TREASURER
HARRY J. EDWARDS
VICE-PRESIDENT

THIS NOTICE SHOULD BE RETURNED WITH YOUR REMITTANCE
YOUR CANCELED CHECK IS A RECEIPT. NO FURTHER ACKNOWLEDGMENT WILL BE SENT UNLESS REQUESTED

MORTGAGE GUARANTEE COMPANY
626 SOUTH SPRING STREET
LOS ANGELES, CAL.

LOAN NO. DB-44971 1.Ap.Jl.O.J
LOS ANGELES COUNTY.

OCT 14 1932

DB-44971
Grossmont Park Co.,
1020 - 9th St.,
San Diego, Calif.

ED FLETCHER CO.

OCT 20 1932
paid 407.13 as per letter 10/24/32

On 10-1-32 there will be due and payable at this office, on the above loan, the following:-

ITEMS	PRINCIPAL	INTEREST RATE	AMOUNT DUE
Interest due (bal)	\$37000	7% Q	\$397.60
<i>comp.</i> Del. Int. for July			3.55
Tax Search			2.00
			403.15
<i>Service charge Oct. Delin. Company & Self to 10/26/32</i>			3.98
<i>V.M. Ext. 10-15-32</i>			1.70
			408.83
			407.13

SECOND NOTICE

This notice is sent in advance of maturity of interest but wholly as a matter of courtesy on our part and without the assumption of responsibility for neglect to send, or failure to receive, said notice.

The borrower or owner of the property covered by this loan must assume the responsibility of seeing that all taxes, insurance or other advances are paid when due.

Neglect or failure to pay this indebtedness will subject the owner of this property to additional expense of attorney's fees or trustee's fees.

Our business is so constituted that prompt payment of interest is absolutely necessary.

Make checks payable to the MORTGAGE GUARANTEE COMPANY. Any change in ownership or of address should be reported promptly, giving full name.

MORTGAGE GUARANTEE COMPANY

FORM 213 BOM

ED FLETCHER CO.

OCT 20 1932

Grossmont Park Co.,
1020 Ninth Street,
San Diego, Calif.

In re: Loan No. 44971

paid 407.13 only

Gentlemen:

You will take notice that the loan above referred to is in default by reason of non-payment of balance of interest due October 1, 1932.

If you desire to save yourself trustee's fees and expenses you will see that the sum of \$ 407.13 plus interest at the rate of 7 % per annum from the above due date, reaches this office within THREE days from date hereof.

Otherwise Declaration of Default will be filed and proceedings instituted to foreclose without further notice.

Yours very truly,

MORTGAGE GUARANTEE COMPANY

BY *Isabelle Irving*
Isabelle Irving

407.13
397.60

9.53

hds

Isabelle Irving

October 25, 1932.

Mortgage Guarantee Company,
626 South Spring Street,
Los Angeles, California.

Loan No. 44971-Grossmont Park Company

Gentlemen:-

We enclose herewith our check for \$407.13
in accordance with your letter of October 24th.

Your statement of October 14th called for
balance of interest to October 1, 1932, \$397.60
Delinquent interest 3.55
Tax Search 2.00
\$403.15

Will you please tell us what the amount of \$407.13 is
made up of?

Very sincerely yours,
GROSSMONT PARK COMPANY
By

EFJr/RC

Registered

Receipt for Registered Article No. 82655
Registered at the Post Office indicated in Postmark

Fee paid 15 cents Class postage 1
Return Receipt fee 3 Spl. Del'y fee _____
Delivery restricted to addressee: _____

in person _____, or order _____
Accepting employee will place his initials in space
indicating restricted delivery.

POSTMASTER, per _____ (MAILING OFFICE)

The sender should write the name of the addressee on back hereof as an identification. Preserve and submit this receipt in case of inquiry or application for indemnity.
Registry Fees and Indemnity.—Domestic registry fees range from 15 cents for indemnity not exceeding \$50 up to \$1 for indemnity not exceeding \$1,000. The fee on domestic registered matter without intrinsic value and for which indemnity is not paid is 15 cents. Consult postmaster as to the specific domestic registry fees and as to the registry fees chargeable on registered parcel-post packages for foreign countries. Fees on domestic registered C. O. D. mail range from 25 cents to \$1.20. Indemnity claims must be filed within one year (C. O. D. six months) from date of mailing.

Form 3306 (Rev. 7-1-29) 05-6852 U. S. GOVERNMENT PRINTING OFFICE: 1929

(POSTMARK OF)
SAN DIEGO, CALIF. (STA. DICAL)
OCT 25 1932
REGISTERED

MORTGAGE GUARANTEE COMPANY

CAPITAL (FULLY PAID) \$ 6,000,000.

626 SOUTH SPRING STREET -

LOS ANGELES, CALIFORNIA

MORGAN ADAMS
PRESIDENT
ROBERT FRANK GROSS
VICE-PRESIDENT
GEORGE S. SEWARD
VICE-PRESIDENT
SECRETARY

EDGAR G. HARKNESS
VICE-PRESIDENT
TRACY KEEDY
VICE-PRESIDENT
TREASURER
HARRY J. EDWARDS
VICE-PRESIDENT

October 27, 1932.

Grossmont Park Company,
1020 Ninth Avenue,
San Diego, Calif.

Attn: Ed Fletcher, Jr.

Gentlemen:

Re: Loan D^o-44971

In reply to your letter of October 25th will state that on delinquent accounts we make a service charge of one per cent of the amount that is delinquent and charge compound interest. These charges can be avoided in the future by making payments when due.

The item of \$3.55 delinquent interest, included in the statement rendered as of October 1st was for the July delinquency. \$397.60 of the payment due October 1st was allowed to become delinquent and the Collection Department added a one per cent service charge of \$3.98. Upon receipt of check for \$397.60 on October 26th we figured the compound interest on the October delinquency and it amounts to \$1.70. The following items are now due:

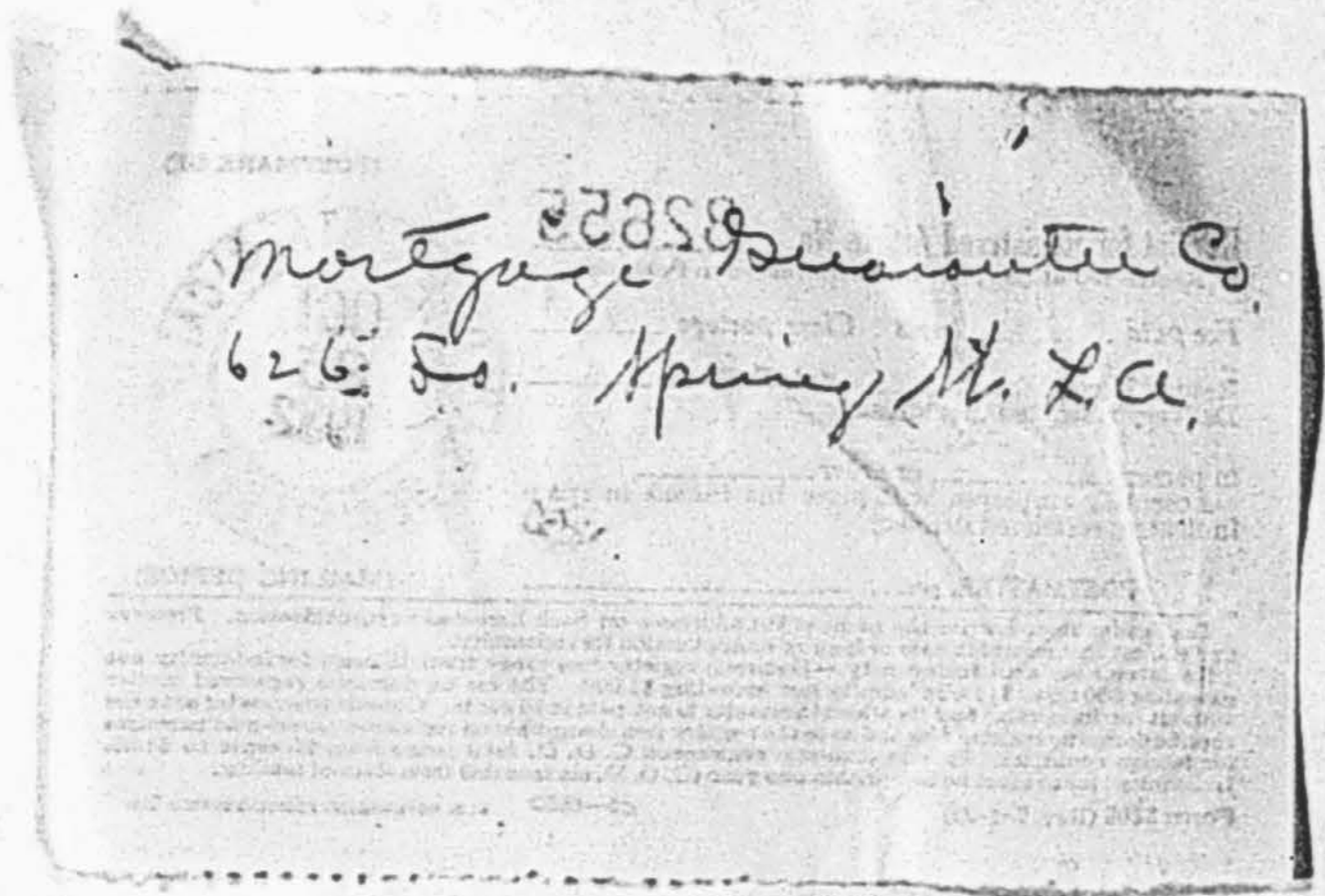
Compound interest (July delinquency)	\$ 3.55
Tax searches (1931 and 1932)	2.00
Service charge (October delinquency)	<u>3.98</u>
Compound interest to 10-26-32 -	1.70
	<u>\$11.23</u>

Very truly yours,

MORTGAGE GUARANTEE COMPANY

By *Leonard Walker*
Leonard Walker, Cashier.

EM



Bal.
 Int. del 10% 397.60
 Comp. Int. on 7/1 del. 3.55
 Tax searches 2.00
 Service chg. Oct. del. 3.98
 Check of 10/26 - 407.13 S
 Comp. Int. 10/26 1.70
 403.83*

Bal. Int. 10% 397.60 -
 Letter 10% charge 11.23 -
 403.83*

October 28, 1932.

Mortgage Guarantee Company,
 626 South Spring Street,
 Los Angeles, California.

Attention Mr. Leonard Walker, Cashier.
 Loan DB-44971

Gentlemen:-

We enclose herewith our check for \$1.70, being
 for compound interest to October 26th as set out in
 your letter of October 27th.

According to our understanding the other charges
 mentioned in your letter were paid by our check for \$407.13
 as follows:

Compound interest (July delinquency)	\$3.55
Tax searches (1931 and 1932)	2.00
Service charge (October delinquency)	3.98
	<u>9.53</u>
Balance of interest to October 1	597.60
	<u>\$407.13</u>

We thank you very much for the full explanation
 contained in your letter of October 27th and trust that
 the above is satisfactory.

Yours very truly,
 GROSSMONT PARK COMPANY
 By

C

December 30, 1932.

Mortgage Guarantee Company,
626 South Spring Street,
Los Angeles, California.

Attention Mr. Gross.

My dear Mr. Gross:

Confirming my verbal arrangement with you I herewith enclose our check for \$647.50, being for interest due on our Loan No. DB 44971, and would appreciate your sending me the extension agreement to be signed covering the \$1110.00 principal payment which was due at this time.

Trusting this arrangement is still satisfactory to you and thanking you for your courtesy in this matter, I am,

Sincerely yours,

GROSSMONT PARK COMPANY

By

EFJr/RC

THIS NOTICE SHOULD BE RETURNED WITH YOUR REMITTANCE

YOUR CANCELED CHECK IS A RECEIPT. NO FURTHER ACKNOWLEDGMENT WILL BE SENT UNLESS REQUESTED

MORTGAGE GUARANTEE COMPANY

626 SOUTH SPRING STREET
LOS ANGELES, CAL.

LOAN NO. DB-44971 1.Ap.Jl.O.J
LOS ANGELES COUNTY.

NOV 26 1932

DB-44971
Grossmont Park Co.,
1020 - 9th St.,
San Diego, Calif.

On 1/1/33 there will be due and payable at this office, on the above loan, the following:-

ITEMS	PRINCIPAL	INTEREST RATE	AMOUNT DUE
Interest Due	37000.00	7%Q	647.50
Principal Due			1110.00
			<u>1757.50</u>
	<i>Pd on date</i>		<u>647.50</u>
		<i>Bal.</i>	<u>1110.00</u>
		<i>PS</i>	
<i>B/T Bal. extended to 1/1/35-</i>			

This notice is sent in advance of maturity of interest but wholly as a matter of courtesy on our part and without the assumption of responsibility for neglect to send, or failure to receive, said notice.

The borrower or owner of the property covered by this loan must assume the responsibility of seeing that all taxes, insurance or other advances are paid when due.

Neglect or failure to pay this indebtedness will subject the owner of this property to additional expense of attorney's fees or trustee's fees.

Our business is so constituted that prompt payment of interest is absolutely necessary.

Make checks payable to the MORTGAGE GUARANTEE COMPANY. Any change in ownership or of address should be reported promptly, giving full name.

MORTGAGE GUARANTEE COMPANY

June 28, 1933.

THIS NOTICE SHOULD BE RETURNED WITH YOUR REMITTANCE
YOUR CANCELLED CHECK IS A RECEIPT. NO FURTHER ACKNOWLEDGMENT WILL BE SENT UNLESS REQUESTED

MORTGAGE GUARANTEE COMPANY
626 South Spring Street
Los Angeles, Calif.

MAR 10 1933

LOAN NO. DB-44971
LOS ANGELES COUNTY

DB-44971
Grossmont Park Co.
1020 - 9th St.
San Diego, Calif.

APR 7 1933

On 4/1/33 there will be due and payable at this office, on the above loan, the following:-

ITEMS	PRINCIPAL	INTEREST RATE	AMOUNT DUE
Interest due	37000.00	7%Q	647.50
B/T			



This notice is sent in advance of maturity of interest and wholly without the assumption of responsibility for neglect to send, or failure to receive, any notice.

The borrower or owner of the property covered by this loan must assume the responsibility of seeing that all taxes, insurance or other advances are paid when due.

Neglect or failure to pay this indebtedness will subject the owner of the property to additional expense of attorney's fees or trustee's fees. Our business is so constituted that prompt payment of interest is essential to its success.

Make checks payable to the MORTGAGE GUARANTEE COMPANY. Any change in ownership or of address should be reported promptly, giving full name.

MORTGAGE GUARANTEE COMPANY

Mortgage Guarantee Company,
626 South Spring Street,
Los Angeles, California.

Gentlemen:

Enclosed find check for \$647.50, being interest due on \$37,000 loan No. DB-44971.

Regarding the \$1110 principal payment due, needless to say, you know how conditions have been. We have had to repaint and decorate all of the apartments, have paid the taxes and also kept up the payments to Barker Brothers on the furniture account, which, by the way, is practically paid up or will be in the next few months.

We trust you can see your way clear to send us an extension agreement covering \$1110, as has been done in the past.

Sincerely yours,
GROSSMONT PARK COMPANY
By

MORTGAGE GUARANTEE COMPANY

CAPITAL (FULLY PAID) \$ 6,000,000.

626 SOUTH SPRING STREET

LOS ANGELES, CALIFORNIA

MORGAN ADAMS
PRESIDENT
ROBERT FRANK GROSS
VICE PRESIDENT
GEORGE S. SEWARD
VICE PRESIDENT
SECRETARY

EDGAR G. HARKNESS
VICE PRESIDENT
TRACY KEEDY
VICE PRESIDENT
TREASURER
HARRY J. EDWARDS
VICE PRESIDENT

July 1, 1933

Ed Fletcher Company
1020 Ninth Avenue
San Diego, California.

Attention: Mr. E. Fletcher

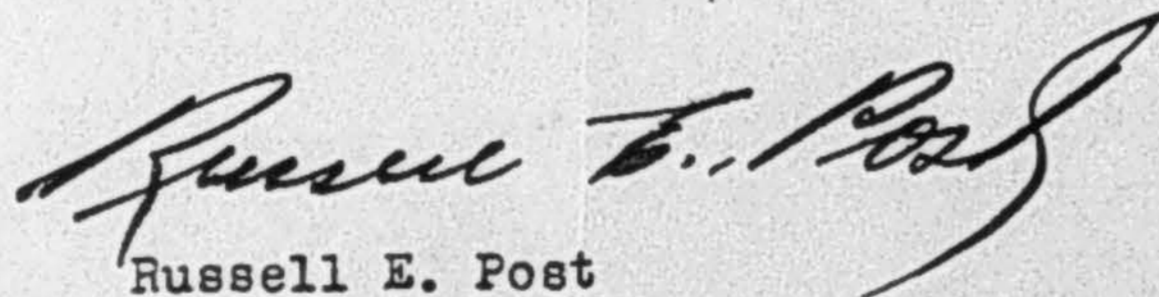
In Re: Loan No. 44971

Gentlemen:

We are enclosing herewith application form which we are now requiring to be made out, in connection with the deferral of principal payment due July 1, 1933.

Upon receipt of said application properly filled out, we will give the matter further consideration.

Yours very truly,


Russell E. Post

Application form filled out and mailed 7/3/33

MORTGAGE GUARANTEE COMPANY

CAPITAL (FULLY PAID) \$ 6,000,000.

626 SOUTH SPRING STREET

LOS ANGELES, CALIFORNIA

MORGAN ADAMS
PRESIDENT
ROBERT FRANK GROSS
VICE PRESIDENT
GEORGE S. SEWARD
VICE PRESIDENT
SECRETARY

EDGAR G. HARKNESS
VICE PRESIDENT
TRACY KEEDY
VICE PRESIDENT
TREASURER
HARRY J. EDWARDS
VICE PRESIDENT

July 11, 1933

Grossmont Park Co.,
1020 Ninth Avenue
San Diego, California.

Attention: Mr. E. Fletcher

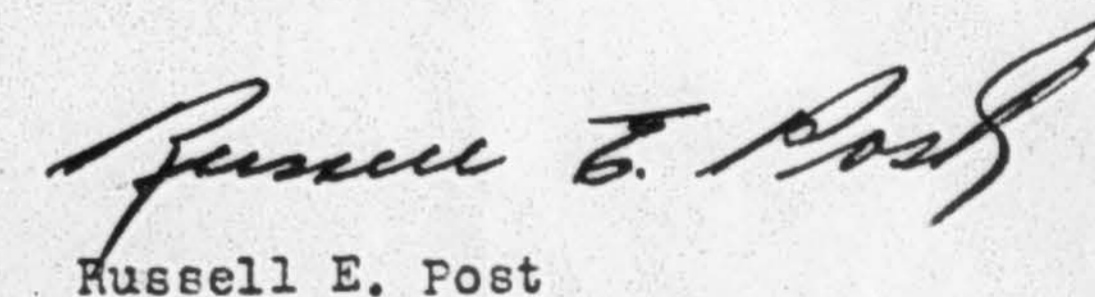
In Re: Loan No. 44971

Gentlemen:

Please be advised that our Loan Committee has approved an extension of your principal payment due July 1, 1933, to the maturity of the loan for a charge of 3% of the amount waived.

Extension agreements will be mailed to you as soon as possible.

Yours very truly,


Russell E. Post

REP/ec

MORTGAGE GUARANTEE COMPANY

CAPITAL (FULLY PAID) \$ 6,000,000.

626 SOUTH SPRING STREET

LOS ANGELES, CALIFORNIA

MORGAN ADAMS
PRESIDENT
ROBERT FRANK GROSS
VICE-PRESIDENT
GEORGE S. SEWARD
VICE-PRESIDENT
EDGAR G. HARKNESS
VICE-PRESIDENT

TRACY KEEDY
VICE-PRESIDENT
HARRY J. EDWARDS
VICE-PRESIDENT
JOSEPH A. WALTON
VICE-PRESIDENT
JAMES J. NORTON
TREASURER

July 14, 1933

Grossmount Park Co.
1020 Ninth Street
San Diego, California

ATT: Mr. E. Fletcher
In re: Loan No. 44971

Dear Sir:

We are willing to extend the installment of principal due July 1, 1933 to the maturity of the loan for a fee of 3% or \$33.30, also provided interest is paid when due.

We have prepared and enclose for execution Extension Agreement in duplicate. You will kindly have both copies executed by proper officials of the company, affixing the official seal thereon and return both copies to us for our acceptance, together with a check to cover the above mentioned fee and the interest due July 1, 1933, if same has not already been paid. The resolution authorizes this extension will also be necessary at this time.

Kindly attend to this matter within five days from date hereof and a copy of the agreement will be returned to you.

Very truly yours,
MORTGAGE GUARANTEE CO.

By *Ethel MacDonald*
Ethel MacDonald

EM/cp
c.c.--Mr. F.J. Leard
c/o Bach Co.-S.D.

July 19, 1933.

Mortgage Guarantees Co.,
626 South Spring Street,
Los Angeles, California.

Gentlemen:

Re: Loan No. DB 44971

Answering yours of July 19th, enclosed herewith find duly executed Extension Agreement in duplicate, also check for \$43.30 the 3 percent fee for making the extension.

Please send us a copy executed by your company for our records. We are also enclosing certified copy of Resolution.

Yours very truly,

GROSSMONT PARK COMPANY

By

KLM

M 151
2156
21922

MORTGAGE GUARANTEE COMPANY

CAPITAL (FULLY PAID) \$ 6,000,000.

626 SOUTH SPRING STREET

LOS ANGELES, CALIFORNIA

August 31, 1933

MORGAN ADAMS
PRESIDENT
ROBERT FRANK GROSS
VICE-PRESIDENT
GEORGE S. SEWARD
VICE-PRESIDENT
SECRETARY
EDGAR G. MARKNESS
VICE-PRESIDENT

TRACY HEDDY
VICE-PRESIDENT
HARRY J. EDWARDS
VICE-PRESIDENT
JOSEPH A. WALTON
VICE-PRESIDENT
JAMES J. NORTON
TREASURER

September 2, 1933.

Grossmont Park Company,
1020 Ninth Street,
San Diego, California.

Mortgage Guarantee Company,
626 South Spring Street,
Los Angeles, California.

Attention Miss Onetha Albright.

Gentlemen: RE: LOAN # DB-44971

My dear Miss Albright:

This is to call to your notice the expiration of insurance policies held by us as per memorandum below.

Kindly renew insurance policy #204863 Fidelity

Premises situate: 220-226 North Isabel Street, Glendale

Union expiring October 12, 1933, \$3000 on contents of 220-226 North Isabel Street, Glendale, for three years, and

Expiring Insurance: October 12, 1933
Fidelity Union #204863
\$3000 on Contents

oblige, Yours very truly,

GROSSMONT PARK COMPANY

Loss payable: Mortgage Guarantee Company

By

Renewal term: 3 years Rate 1.10 per \$100 Premium \$ 33.00

EJR/RC

Bond Investment Company, 626 South Spring Street, Los Angeles, as provided in the Deed of Trust, has been designated as the agency through which renewal is to be written. Kindly refer any desired changes in the insurance to that office.

Unless you notify Bond Investment Company of any changes and make payment to them of premium prior to expiration date, it will be necessary for us to order AT YOUR EXPENSE renewal for a term of ONE YEAR ONLY in amount as provided by the terms of the Deed of Trust by which your loan is secured. Insurance for a three year term is written at twice the one year cost; therefore, if this arrangement is necessary the cost of such insurance will be increased by one third.

Trusting this matter will receive your prompt attention, we remain,

Yours very truly,

MORTGAGE GUARANTEE COMPANY

BY *Onetha Albright*
ONETHA ALBRIGHT

Harris

25%

50.00

11

THIS NOTICE SHOULD BE RETURNED WITH YOUR REMITTANCE
YOUR CANCELLED CHECK IS A RECEIPT.

MORTGAGE GUARANTEE COMPANY
626 South Spring Street
Los Angeles, Calif.

Loan No., DB-44971
LOS ANGELES COUNTY.

1.Ap.Jl.0.J

193 3
DEC 6 - 1933

DB-44971 *
Grossmont Park Co.,
1020 - 9th St.,
San Diego, Calif.

On the date indicated below, the following amounts become due and payable on this loan the principal balance being \$

		37,000.00 #
JAN 1	INTEREST 7%	647.50
	TAX SEARCH	.100
	PRINCIPAL	1,110.00
		1,758.50 *

THIS NOTICE IS SENT IN ADVANCE OF MATURITY OF INTEREST BUT WHOLLY AS A MATTER OF COURTESY ON OUR PART AND WITHOUT THE ASSUMPTION OF RESPONSIBILITY FOR NEGLIGENCE TO SEND, OR FAILURE TO RECEIVE, SAID NOTICE.

December Twenty-ninth

1 9 3 3

Mortgage Guarantee Company
626 So. Spring
Los Angeles, California

Gentlemen:

Enclosed find check for \$648.50 to take care of the
January first interest and the tax search.

We have paid the first installment of the state and
county taxes, the January first state bonds and have been keeping up the
court in good shape having re-roofed the court this summer and right at
the present time are installing a new boiler, the hot water system.

We find it impossible at this time to take up the
principal payment due and request that you prepare the necessary papers
for an extension.

Trusting this will be satisfactory to you, we are

Sincerely yours,

GROSSMONT PARK COMPANY

By

EFjr:ASK

December Twenty-ninth

1 9 3 3

Mortgage Guarantee Company
626 So. Spring
Los Angeles, California

Gentlemen:

Enclosed find check for \$648.50 to take care of the
January first interest and the tax search.

We have paid the first installment of the state and
county taxes, the January first state bonds and have been keeping up the
court in good shape having re-roofed the court this summer and right at
the present time are installing a new boiler, the hot water system.

We find it impossible at this time to take up the
principal payment due and request that you prepare the necessary papers
for an extension.

Trusting this will be satisfactory to you, we are

Sincerely yours,

GROSSMONT PARK COMPANY

By

EFjr:ASK

July 1, 1933. GLENDALE COURT RENTS (as reported to Mortgage Gtee. Co. 7/3/33)

<u>Occupied</u>		
9 doubles	@ \$27.00	\$243.00
2 "	@ 32.00	64.00
1 double	@ 33.00	33.00
2 doubles	@ 35.00	70.00
2 "	@ 40.00	80.00
3 singles	@ 25.00	75.00
<u>Vacancies</u>		
4 doubles	@ \$40.00	
1 single	@ 25.00	
<u>Garages occupied</u>		
7	@ \$ 2.00	\$14.00
		<u>\$565.00</u>

STATEMENT OF INCOME AND EXPENSE
GLENDALE COURT

Sept. 1, 1932, to Sept. 1, 1933.

PROPERTY

Lots 12 and 14, Block 5, Town of Glendale
220 North Isabel Street

IMPROVEMENTS

"MADRID GARDEN COURT"

24 apartments in court style
20 doubles, all furnished
4 singles, " "
8 garages

Refrigeration)
Water ()
Gas ()
Electricity ()

Furnished all courts included in rent

INCOME

Present rental basis -	6 doubles @ \$40.00	\$240.00
	2 " @ 35.00	70.00
	1 double @ 33.00	33.00
	2 doubles @ 32.00	64.00
	9 " @ 27.00	243.00
	4 singles @ 25.00	100.00
	8 garages @ 2.00	<u>16.00</u>
		\$766.00
Vacancies -	3 doubles @ \$40.00	\$120.00
	2 " @ 35.00	70.00
	1 single @ 25.00	<u>25.00</u>
		215.00

Income today on present occupancy \$551.00 per month

Average monthly income for last 12 months \$558.97 (Sept. 1, 1932, - Sept. 1, 1933)

EXPENSE

per month (Average)
Based on last 12 months

Manager	\$45.00
Gardener	12.00
Repairs	11.35
Gas, Light and Water	146.00
Taxes	<u>86.20</u>
Interest	215.80
Street Bonds	1.55
Insurance	<u>154.00</u>
	\$551.90

ENCUMBRANCES

\$37,000 First Trust Deed - Mortgage Guarantee Co. 7 1/2
 Semi-annual payments of \$1110 due July 1 and January 1.
 All due January 1, 1955.

INSURANCE
 Fire - \$56,500
 Earthquake - \$40,000

DEED ON TRUST TO HOLD
 FOR MORTGAGE (MARRIAGE)

TABLES SHOWING INCOME FOR THE YEAR 1952 (AS OF 12/31/52 - 12/31/53)

Income from all sources	\$221.00	Balance	
1 single @ \$22.00	22.00		22.00
3 " @ 22.00	66.00		88.00
2 doubles @ \$30.00	60.00		148.00
3 " @ 5.00	15.00		163.00
4 " @ 22.00	88.00		251.00
3 " @ 21.00	63.00		314.00
5 " @ 25.00	125.00		439.00
1 " @ 22.00	22.00		461.00
5 " @ 22.00	110.00		571.00
2 " @ \$40.00	80.00		651.00

INCOME

RENTAL INCOME (MARRIAGE)
 AND
 OTHER INCOME

3 " @ 5.00
 4 " @ 22.00
 50 " @ 22.00
 50 " @ 22.00

ENCUMBRANCES

DEED ON TRUST TO HOLD
 FOR MORTGAGE (MARRIAGE)

INCOME

RENTAL INCOME
 AND OTHER INCOME

STATEMENT OF INCOME AND EXPENSE
 GLENDALE COURT

Sept. 1, 1952, to Sept. 1, 1953

PROPERTY

Lots 12 and 14, Block 5, Town of Glendale
 220 North Isabel Street

IMPROVEMENTS

"MADRID GARDEN COURT"

24 apartments in court style
 20 doubles, all furnished
 4 singles, " "
 8 garages

Refrigeration)
 Water ()
 Gas ()
 Electricity ()
 Furnished all courts included in rent

INCOME

Present rental basis - 6 doubles @ \$40.00	\$240.00
2 " @ 35.00	70.00
1 double @ 53.00	53.00
2 doubles @ 32.00	64.00
9 " @ 27.00	243.00
4 singles @ 25.00	100.00
8 garages @ 2.00	16.00
	<u>\$766.00</u>
Vacancies - 5 doubles @ \$40.00	\$200.00
2 " @ 35.00	70.00
1 single @ 25.00	25.00
	<u>295.00</u>

Income today on present occupancy \$551.00 per month

Average monthly income for last 12 months \$658.97 (Sept. 1, 1952, - Sept. 1, 1953)

EXPENSE

per month (Average)
 Based on last 12 months

Insurance	\$45.00
Depreciation - \$40,000	12.00
Depreciation - 200	11.55
Gas, Light and Water	145.00
Repairs	100.00
Utilities	100.00
	<u>\$513.55</u>

ENCUMBRANCE

\$57,000 First Trust Deed - Mortgage Guarantee Co. Inc.
Semi-annual payments of \$1110 due July 1 and January 1.
All due January 1, 1935.

INSURANCE

Firs - \$56,500
Earthquake - \$40,000

THIS NOTICE SHOULD BE RETURNED WITH YOUR REMITTANCE
YOUR CANCELLED CHECK IS A RECEIPT.

MORTGAGE GUARANTEE COMPANY
626 South Spring Street
Los Angeles, Calif.

Loan No., DB-44971
LOS ANGELES COUNTY.

1.Ap.Jl.O.J

193 4

DB-44971
Grossmont Park Co.,
1020 - 9th St.,
San Diego, Calif.

MAR 7 1934

On the date indicated below, the following amounts become due and payable on this loan the principal balance being \$

37,000.00 #

APR 1 INTEREST 7%
PR IN PST DUE

647.50 Pd. 3/30/34.

~~1,000.00~~ B

This Notice from the Accounting Department is for your information only and does not constitute a demand for payment by reason of default existing under this loan.

THIS NOTICE IS SENT IN ADVANCE OF MATURITY OF INTEREST BUT WHOLLY AS A MATTER OF COURTESY ON OUR PART AND WITHOUT THE ASSUMPTION OF RESPONSIBILITY FOR NEGLECT TO SEND OR FAILURE TO RECEIVE SAID NOTICE.

THIS NOTICE SHOULD BE RETURNED WITH YOUR REMITTANCE
YOUR CANCELLED CHECK IS A RECEIPT.

MORTGAGE GUARANTEE COMPANY
626 South Spring Street
Los Angeles, Calif.

Loan No., DB-44971
LOS ANGELES COUNTY.

1. Ap. J1. 0. JUN 8- 1934
193 4

DB-44971-11
Grossmont Park Co.,
1020 - 9th St.,
San Diego, Calif.

On the date indicated below, the following amounts become due and payable on this loan the principal balance being \$ 37,000.00 #

JUL 1 INTEREST 7%
JUL 1 PRINCIPAL

647.50
1,110.00

1,757.50 #

647.50 ←

\$1,110.00

pd. 6/28/34.

THIS NOTICE IS SENT IN ADVANCE OF MATURITY OF INTEREST BUT WHOLLY AS A MATTER OF COURTESY ON OUR PART AND WITHOUT THE ASSUMPTION OF RESPONSIBILITY FOR NEGLECT TO SEND, OR FAILURE TO RECEIVE, SAID NOTICE.

FORM 40 D-34 25M K-B CO.

Los Angeles, Cal. March 5th 1935

Received of Grossmont Park Company

Eight Hundred Sixty-eight & 50/100 — DOLLARS

In payment of interest due 1-1-35

647.50 & extension costs on

Loan 44971

Checks 868.50

Cash \$ _____

Papers _____

MORTGAGE GUARANTEE COMPANY,

By H. Stearns

IMPORTANT NOTICE!

It is the desire of this company to co-operate with the Federal Housing Administration in its plan for the repair and rehabilitation of properties as outlined in Title #1 of the National Housing Act.

We suggest that you confer with MR. R. E. VANDERVORT if such work is necessary in the upkeep and improvement of your property on which we hold a loan.

You are, of course, free to obtain such loan and contract for such work through banks or loaning agencies and contractors of your own choosing. We request, however, that we be notified of the nature and cost of such work before the job is commenced and also that we be notified upon completion. It is our desire to assist you in every possible way in this connection. It is understood no charge will be made for such service by us.

MORTGAGE GUARANTEE COMPANY
626 SOUTH SPRING STREET TRinity 0831

MORTGAGE GUARANTEE COMPANY

MORGAN ADAMS
PRESIDENT
ROBERT FRANK GROSS
VICE-PRESIDENT
GEORGE S. SEWARD
VICE-PRESIDENT
SECRETARY
JACK IRVINE
VICE-PRESIDENT
C. J. McLAUGHLIN
VICE-PRESIDENT
JAMES J. NORTON
TREASURER

626 SOUTH SPRING STREET

LOS ANGELES, CALIFORNIA

January 6, 1936.

Grossmont Park Co.,
1020 Ninth Street,
San Diego, Calif.

Gentlemen:

Re: Loan No. 44971.

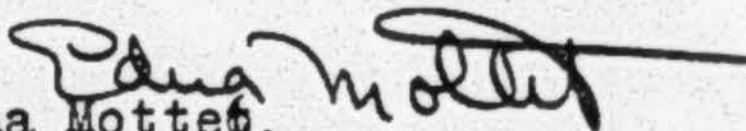
In reply to your inquiry will state that on delinquent accounts we make a service charge of one per cent of the amount that is delinquent and charge compound interest.

Our records show that interest in the amount of \$647.50 due October 1, 1935, in connection with the above numbered loan, was not paid until December 2nd and the service charge of \$6.48 included in the statement rendered as of January 1, 1936, is for the October delinquency. The delinquent interest was paid December 2nd.

You understand, of course, that these charges can be avoided in the future by making payments when due.

Very truly yours,

MORTGAGE GUARANTEE COMPANY


Edna Mottet,
Accounting Department.

EM/s

Ed Fletcher Papers

1870-1955

MSS.81

Box: 66 Folder: 10

**Business Records - Land Companies - Madrid
Gardens Apartments, Glendale, Calif. - Accounts
Payable - Mortgage Guarantee Co., Los Angeles**



Copyright: UC Regents

Use: This work is available from the UC San Diego Libraries. This digital copy of the work is intended to support research, teaching, and private study.

Constraints: This work is protected by the U.S. Copyright Law (Title 17, U.S.C.). Use of this work beyond that allowed by "fair use" requires written permission of the UC Regents. Permission may be obtained from the UC San Diego Libraries department having custody of the work (<http://libraries.ucsd.edu/collections/mscl/>). Responsibility for obtaining permissions and any use and distribution of this work rests exclusively with the user and not the UC San Diego Libraries.