

By FRED L. FREDERICKS
Torrance Realtor
 A land contract is frequently used to sell property when the purchaser has a small down payment and cannot qualify for new financing against the property. It is an instrument of sale whereby the seller retains legal title to the property until the deed is transferred to the buyer, usually at a later date upon the performance of the buyer paying off the seller for any remaining interest the latter may have in the property.

to sell the home involved and will acquire title. Our battle cry becomes "Contract! Get that home occupied!" After taking everything into consideration, it costs us \$7 per day to keep a vacant home. It adds up fast.

In a land contract sale the purchasers are usually quite happy—they have bought their own home with a small

down payment and monthly payments comparable to rent. In addition they are gaining equity and inflation in the home of their choice. In a few years their contract can be concerted into a deed and title can be conveyed. Depending on the time period, there is often no additional cash requirements on the buyer's part.

The land contract is a good tool for your realtor. When used properly it can relieve a seller's headache while at the same time give a buyer an opportunity to acquire a home which may not have been available without purchasing under a land contract. Always keep in mind, a good sale is a needed sale—by both buyer and seller.

Southland Groups Urge Support of Water Bonds

Scores of additional organizations in Los Angeles County representing a wide range of activities and influence have endorsed the \$850 million water bond issue on the June 7 ballot, Preston Hotchkis, general chairman of the Citizens Water Bonds Committee, announced today. The measure, which has

nearly universal support of leading city councils, as well as the Los Angeles County Board of Supervisors, is sponsored by the Metropolitan Water District. Hotchkis, who is directing the campaign for passage of the bond issue, to be designated on the ballot as Proposition W, said that the following are among organizations pledging their support: The Council of Churches of Southern California; the Los Angeles County Democratic Central Committee, the Los Angeles County Federation of Labor, AFL-CIO, the Industrial Association of San Fernando Valley; The Los Angeles Realty Board, the Los Angeles Building and Construction Trades Council, the Southern California Chapter of Associated General Contractors of America, the Mexican-American Political Association of California, Los Angeles Chapter;



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creating a hardship on their owners. A sale using a land contract can eliminate this problem and be a benefit to both the buyer and seller.

Let's examine the benefits to the seller. First and foremost the property would become very salable with a small down payment. In return the seller's security is protected because he retains title to his home. If the seller needs additional cash and his equity is large enough, he can probably refinance his property to 80 per cent of its value since he retains the title. This is proper providing the refinance does not exceed his interest in the property after the sale.

IN REFINANCING the property the seller may borrow money at a lower rate of interest than the buyer will be paying him on the land contract. For instance, the seller could charge his buyer 7 per cent or 7 1/2 per cent interest on the total purchase price, minus his small down payment. The seller, however, will be paying only 6 1/2 per cent interest on his refinance, under normal circumstances. Notice that the seller may net 1 per cent interest on the amount of money he has borrowed. Realizing his bargaining position, the buyer will probably not quibble about the interest or the price of the home as long as it's within reason. In many locations a down payment of as little as \$500 or \$600 is quite rare. The buyer, aware of the situation and unable to purchase elsewhere, is generally willing to pay a little more for a home.

When a seller does not have time to wait for a buyer, or when the market is slow in his area, there are many advantages to selling his property by a land contract. This method far exceeds the quick sale to a speculator or investor at a reduced price.

THE COMPANY guarantees the sale of property under certain conditions. Occasionally we will not be able

Students Join Pledge Ranks

Three Torrance men were among the more than 140 students at California State College at Long Beach to be pledged by one of the 10 campus fraternities.

Pledges are Tim Shea of 18811 Patronella, Theta Chi; John Conshafter of 22622 Nadine Circle, Sigma Pi; and Larry Huggins of 1814 Schilling, Sigma Phi Epsilon.

Resident Named Senior Officer

Bruce A. Sizelove of 16715 Glenburn Ave. has been appointed senior vice president of American City Bank.

He will be in charge of overall administrative activities as well as general lending at the bank's main office at Wilshire and Grand in downtown Los Angeles.

It's the Total Of Everything that COUNTS!

Shop Where You Get LOW EVERYDAY PRICES!

Shop Where You Get BLUE CHIP STAMPS!

Shop Where You Get U.S.D.A. CHOICE MEAT!

Shop Where You Get FINEST PRODUCE!

"BONUS BINGO" No. 1—Program 47—OFFICIALLY ENDS SAT. NIGHT, APRIL 23 You Still Have Time To Be A Winner!

Watch For Our Ad Next Week For a Startling Announcement

SAFEWAY

Visit a School April 25-29 Public Schools Week

NO OBLIGATION — NOTHING TO BUY

SPECIAL

Heinz Ketchup

Made from red-ripe tomatoes. So Rich and Thick.

14-oz. bottle **19¢**

SPECIAL

Cold Power

Heavy Duty Detergent For White and Brighter Washdays! 10c Off

Giant Pkg. **59¢**

Strawberries

Bel-air Sliced—Quick and Premium Quality, Frozen, delicious for a dessert!

4 10-oz. pgs. **1⁰⁰**

Bel-air Waffles

Easy to prepare—ready to eat in seconds. Top 'em with strawberries

8 5-oz. pgs. **1⁰⁰**

Margarine

Sunnybank Golden Yellow—Tops as a spread or for cooking.

3 1-lb. ctns. **69¢**

BONELESS SHOULDER CHUCK Beef Roast

Juicy and Flavorful—tops for pot roasting. Serve your family a Safeway Boneless Roast for Sunday Dinner and get ready for the compliments.

lb. 69¢

Swiss Steak
 USDA Choice Beef Thick Arm Shoulder **lb. 79¢**

Chuck Steak lb. 59¢
 Flavorful and Juicy—Fine to Barbecue!

Ground Chuck Lean Shoulder Beef For Burger or Meat Loaves **lb. 59¢**

Pork Roast Fresh Picnic Shoulder From Eastern Porkers **lb. 49¢**

Pork Spareribs Fresh Small Sides **lb. 79¢**

Corned Beef Safeway Boneless Brisket U.S.D.A. Choice Grade **lb. 89¢**

Canned Ham Boneless Fully Cooked Of Virginia **5-lb. can \$4.98**

Danish Ham Danish Sliced 4 1/2-oz. pkg. **65¢**

Sterling Franks 1-lb. pkg. **59¢**

Fish Sticks Captain's Choice 14-oz. pkg. **59¢**

Lee's Sliced Meats

- Smoked Beef reg. **35¢**
- Soyuz Beef
- Corned Beef
- Smoked Ham
- Smoked Dark Turkey

Cut-Up Fryers

Golden Cornish Cross Fully Cooked, Ready to Eat, and Flavorful

35¢

Fryer Breast Grade "A" Quality All White Meat **lb. 69¢**

Fryer Thighs Also Drumsticks or Legs, Grade A **lb. 59¢**

Sliced Bacon

Lee's Quality

77¢

SAVE ON THESE BIG BUYS

Tomato Juice Town House 4 46-oz. cans **1⁰⁰**

Fruit Cocktail Town House 3 17-oz. cans **69¢**

Del Monte Peas 5 17-oz. cans **1⁰⁰**

Peanut Butter Nu Made Chunk, Creamy jar **49¢**

Orange Juice Lucerne 1/2-gal. 69¢ quart size **35¢**

Grade "AA" Fresh Eggs

Cream O' the Crop—Rushed from nearby egg ranches to your local Safeway!

Medium Size Cream O' the Crop Grade "AA" 1-doz. ctn. **47¢**

Large Size 1-doz. ctn. **51¢**

Extra Large 1-doz. ctn. **53¢**

Fancy Quality — Golden Ripe Bananas

Ripe, Firm and Golden Ripe. Fine to serve sliced with cereal. Our bananas are ripened in our own ripening rooms.

2 lbs. 25¢

Grapefruit Coachella Valley Ruby or White **2 lbs. 25¢**

Red Apples Washington State Extra Fancy Delicious **5 lbs. \$1.00**

Crimson Rhubarb Wash. State **2 lbs. 29¢**

Cucumbers Long Green Slices Crisp and Well-Shaped **2 for 25¢**

Mushrooms Brown Buttons—Add 1/2-lb. Plover to Steaks or Roasts for **39¢**

Garden Hose Vinyl—Non-reinforced 1/2 inch, 50 ft. length each **\$1.77**

TV Dinners

Swanson's—Popular Favorites. Serve your family the finest in minutes. Just Heat 'n Eat!

each **49¢**

Ice Cream

Snow Star—Creamy-Smooth, Flavorful. Tops for dessert! Assorted Popular Flavors.

1-gal. ctn. **49¢**

Prices Effective Thurs. thru Sun., April 21, 22, 23, 24 at Safeway Stores in Los Angeles, Ventura and Orange Counties, except Avoca

Fresh Baked Foods

Pound Cake **35¢**

Fresh Bread **37¢**

Butterfly Rolls **29¢**

SAFEWAY

We reserve the right to refuse sales to dealers.

CARSON and WESTERN, TORRANCE • PACIFIC COAST HWY. and NARBONNE • TORRANCE and ANZA, TORRANCE
 All 117 Safeway Stores in Los Angeles County Are Your Authorized Food Stamp Program Retailers