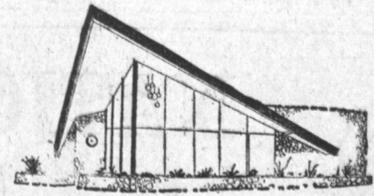




FREDERICKS REALTY & ESCROW



BEN NOWATKA BROKER

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We Process Our Own Escrows

Your Listing - Your Sale - Your Purchase - Your Escrow - Your entire transactions are handled by capable, courteous, dependable personnel from beginning to end. No better service rendered—anywhere.

SOUTHWOOD VIEW

Another 3 bedroom home in Southwood. Has big family room with built-ins, 1 1/2 baths, pegged hardwood floors, nicely landscaped and only 2 1/2 years old. This you must see. Call today for appointment. No. 105.

SWIM TIME

That time is here again and now you can enjoy this big 4 bedroom home with family room and all the many extras it has to offer, including the big pool. Some of the features include covered patio, floodlights, sprinklers, wall to wall carpeting and a host of others. This is nice. No. 104.

Walt's Honeymoon Hotel Wait until you see this darling 2-bedroom home on a big R-2 lot. It's so nice you'll want to take off your shoes to go inside. There's a big oversized 2-car garage and room enough to build. Priced at a record low of only \$12,950. No. 42.

LITTLE BEN'S BARGAIN Here's the buy of a lifetime. 3 bedrooms, 1 1/2 baths, wall to wall carpeting, close to shopping at 174th and Crenshaw and priced at only \$16,950. Sound interesting? Call today to see No. A-2.

CALLING ALL TRADERS We have traders waiting to be placed. Perhaps your property will fit their needs. Call today or come in and discuss your wants or have with us. Never any obligation.

BIG BEN

Listed this sturdy 3-bedroom home, only 8 years old. May need a little scrubbing but otherwise sound as can be. Submit \$750 down for FHA or nothing down for G.I. Better hurry! No. 43.

INVESTMENT CORNER

THE RIGHT INVESTMENT: Is equal to a lifetime of toil. Here's chance. All two one bedroom apts. 15 total with enclosed garages to alley and large pool. Near new building and squeaky clean. Submit your trade. No. 51.

NEW AS TOMORROW: 5 deluxe apts. in Hawthorne. All have built-ins, carpeting and drapes. Let's trade. No. 52.

TWENTY-NINE: Apts. on Crenshaw Blvd. just south of El Camino College. Two years new and all electric. Furnished and pool. Call today. No. 53.

OWNER'S APT: With 3 bedrooms and 2 baths and 4 2-bedrooms to help pay the way. All under construction. Select yours from four buildings side by side in Torrance. Trade in your home. No. 55.

HOME HINTS

"POLICY OF TITLE INSURANCE"

To assure a buyer that he will receive a good and marketable title to the property he is purchasing, a Policy of Title Insurance is issued. This policy includes the investigation of innumerable public records which would uncover any condition that might render a title defective.

Among the risks covered in an Owners Standard Coverage Policy are: lack of capacity of parties such as minor, incompetents and forgers; lack of authority of parties such as agents, corporations and fiduciaries; lack of delivery of instruments of title; and most matters disclosed by public records.

To meet the demands of non-resident lenders who could not personally inspect the premises, the so-called "A.T.A." policy was devised. It expands the risks normally insured against under the standard policy to include unrecorded physical easements, water and mineral rights and the rights of parties in possession such as tenants and buyers under unrecorded instruments.

Risks are not normally insured against under any type of policy are zoning regulations and defects actually known to the insured at the time the policy was issued, but not disclosed to the title company.

Policies of Title Insurance are now almost universally used in California, largely in the standardized forms prepared by the California Land Title Association. It is customary in Southern California for the seller to pay for the Owners Standard Coverage Policy (the charges based on the price of the home), and the buyer to pay for the "A.T.A." policy.



WALT BODEN SALESMAN



JOE BABICK SALESMAN



BEN CLARK BROKER



RAY POWELL SALESMAN



CY WEBBER SALESMAN



BOB MORRIS SALESMAN



RUSS AMADO BROKER



LESLIE MAHNS SALESMAN

RALPH'S EXCITED

Because he listed this big 4-bedroom Merit resale which is fully carpeted, has built-in range and oven, forced air heating and only 1 1/2 years old. Air Force owner being transferred and must sell. FHA or conventional financing available with only 10% down. No. 11.

BOB'S DREAM

Here's a big 3-bedroom home in the shadows of Del Amo Center. There's a big wide deep lot with plenty of room in back for a boat or trailer. Excellent for a growing family. No. A-1.

RUSS' JOY

Will be yours too when you see these brand new homes. All are 3 bedrooms with dining rooms and built-in kitchens with carpeting, forced air heating, big double garages and down payments to suit everyone. Full price only \$21,950. No. 12.

LIVE IN THE SKY

2 bedrooms upstairs, 2 bedrooms downstairs, 1 1/2 baths, freshly painted inside and out with new screens. Nice to look at and nice to live in. You'll like it. Only \$21,500. No. 43.

NEAR MAY CO.

Dandy 2-bedroom home in North Torrance near the May Co. Has wall to wall carpeting, insulated attic, new water heater, big yard with fruit trees and a big double garage. Priced for less than you think. No. A-3.

JOE'S DELIGHT

Big Southwood 4-bedroom, 1 1/2 bath, has built-in range, oven, dishwasher. Only 18 months old, is nicely landscaped, has sprinklers, block fence, patio and priced where it should be. Submit your own down. No. 101.

CY'S PRIDE

Cy has an expanded chest over this beautiful 3-bedroom home near El Camino College. Every bedroom is master sized and the neighborhood is one to be proud of. Full price only \$17,950. No. 102.

RAY'S COLLEGE HOME

We thought so much of this home we guaranteed a sale on it. It has 3 lovely big bedrooms, big kitchen and service porch, fireplace, fenced yard, big double garage and located near El Camino College. Ask about No. 8.

4126 Sepulveda Blvd.

2 Blocks West of Hawthorne Blvd. — Torrance

Open Daily 8 am to 8 pm FR 8-8447

Saturday and Sunday until 7 p.m.

ALTER REALTY & INSURANCE

2305 Torrance Blvd.

I Am a Realtor

I Pledge Myself:

To protect the individual right of real estate ownership and to widen the opportunity to enjoy it;

To be honorable and honest in all dealings;

To seek better to represent my clients by building my knowledge and competence;

To act fairly towards all in the spirit of the Golden Rule;

To serve well my community, and through it my country;

To observe the Realtor's Code of Ethics and conform my conduct to its lofty ideals.

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GERALD L. ALTER
President

Miller "Presents"

SAIL AWAY

WITH THIS LITTLE BARGAIN, 3 BEDROOM WITH DETACHED RUMPUS ROOM, DOUBLE GARAGE, LARGE LOT 50'x180', LANDSCAPED, FENCED, \$14,950, \$2000 Dn. Good Terms

SOUTH PACIFIC

IS AS WARM AND INVITING AS THIS 3 BEDROOM WITH 1 1/2 BATHS, W/W CARPETING IN LIVING ROOM AND HALL, FEATURES BUILT-IN OVEN AND RANGE, COVERED PATIO, BEAMED CEILING, IN LOVELY LOCATION IN LOMITA. PLUS INCLUDES REFRIGERATOR, WASHER AND DRYER IN SALES PRICE.

\$23,995 \$2795 Down
Ken Miller Realty
1955 Pac. Cst. Hwy. Lomita
DA 6-3555

VACANT LOW DOWN

Attractive 3 bedroom, 2 baths, natural wood cabinets, large patio, fenced yard with detached garage. Submit an dn. \$18,950

RITA K. HIGH
Realtor
304 Tejon Place
Palos Verdes
FR 5-8053
Eves. 5-892, 5-1013

Sunray Beauty

2401 W. 181ST ST.
Lovely 3 bedroom modern stucco, 1 1/2 baths, forced air heating. Natural wood cabinets, built-in stove and oven, large eating area in lovely kitchen, fireplace, wall to wall carpets, newly and tastefully decorated in and out. Large double garage, patio slab. Owner leaving city. Must sell. SEE YOU'LL BUY—

REUBEN McCLUNG
REALTOR PL 2-3728

3-BEDROOM Torrance

Hardwood floors, fenced yard, near schools and shopping. Only \$1600 down.

3-BEDROOM Rolling Hills

Family and dining room, all built-ins. 2 1/2 baths, 1/4 acre with view. Horses ok. Only \$41,200. Call for appointment.

Albert Z. England
2930 W. SEPULVEDA TORRANCE
FR 8-1192 DA 6-2633

CAROUSEL

OF VALUE. NEAR SOUTH HIGH, 3 BEDROOM, W/W CARPETING IN LIVING ROOM AND HALL. FIREPLACE, NEWLY PAINTED INSIDE AND OUT. CLOSE TO SHOPPING AND SCHOOLS. \$18,250 \$2750 Down

YOUR FAIR LADY

WILL LOVE THIS 3 BEDROOM, 1 1/2 BATH HOME IN LOMITA. WELL KEPT AND NICELY PAINTED INSIDE AND OUT. BUILT-IN OVEN AND RANGE, USED BRICK FIREPLACE, FENCED PATIO & YARD, SPRINKLER SYSTEM, FORCED AIR HEAT, DOUBLE GARAGE, SERVICE PORCH.

\$21,500 \$2150 Down
Ken Miller Realty
1503 Crenshaw Blvd. Torrance
FA 8-1049

READY REALTY

23844 Hawthorne Blvd. Open 'til 9 p.m.
FR 8-2294

Try \$1500 Down

3 Bedrooms and Family Near Del Amo Shopping Center

This exceptional home features hardwood floors, fireplace, lots of tile, disposal, built-in breakfast nook, fenced yard, beautiful landscaping, sprinkler system, and many other features. For appointment to see, call

FR 0-3561
15929 Hawthorne Blvd.

\$495 DOWN FHA RESALE

See this 3-bedroom home with aluminum siding, rock-face front, fenced yard, front and back, attached garage. Walk to schools. Excellent terms. No qualifying. Take over 5 1/2% loan. Hurry!

READY REALTY

23844 Hawthorne Blvd. Open 'til 9 p.m.
FR 8-2294

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Chacksfield Realty

SALES AGENT FOR MERIT HOMES
DA 3-5070

\$200 DOWN

Buy Any of These DRIVE BY AND SEE 2300 Pullman Lane Redondo

3-Bedroom, corner, large garage, 50' x 150' lot. Excellent condition. You get the deed.
Many other 2 and 3-bedrooms with the same small down payment.
OS 5-1134 OR 8-5680
or come to our office at 1333 S. Hawthorne Blvd. (Between 140th and 141st)

R-2

50' x 150' LOT \$495 Down
Older 2-bedroom home with service porch, glass-enclosed patio, fruit trees, dining room, detached garage and completely fenced yard. Lovely area and home is in excellent condition.

READY REALTY

23844 Hawthorne Blvd. Open 'til 9 p.m.
FR 8-2294

\$295 DOWN—2-BEDROOM

attached garage, w/w carpeting, 7 year old stucco. Move in today on rental basis 'til close of escrow. FA 0-2777



REAL VALUE! 4640 Carmelynn

4-room, 2 bedroom, newly decorated. Full bath with a stall tile shower, G.I. financing. Corner lot. Extra large garage. Ask for appointment.
HOLLYWOOD-RIVIERA Ocean View!
Large 4-bedroom home, 1 1/2 baths, carpeted and draped ceiling, water softener available. Priced to sell. Easy terms. Professionally landscaped yard. Call for appointment.

Torrance Realty

24226 Hawthorne Blvd. Torrance
FR 8-5235

*OPEN SUNDAY

3-BEDROOM, 2-BATH DELUXE, FIREPLACE, BUILT-INS \$2450 DOWN DRIVE BY 18115 Gramercy Pl. (Just North of 182nd \$40,000 Homes)

Large stucco, 3 1/2 years, carpets and drapes included, forced air thermal heat, insulated, acoustic ceiling, water softener, covered patio double detached garage. Full! Price Only \$22,950 Lot 50' x 155', fenced. \$2450 down to 4 1/2% loan. No second. Best buy in area. Drive by—Do not disturb occupant. Call PASCH REAL ESTATE OS 5-0367

NO DOWN TO G.I.

2 Houses on 1 Lot
Live in one, rent other. Your payment including taxes and ins. only \$52 month. Drive by 429-421 N. McDonald—2 blocks E. of Wilmington Blvd., 3 blocks S. of Anaheim.
2 very large 870 sq. ft. 2 bedroom stucco homes. Only 2 years old. Aluminum windows, natural cabinets, disposals, double attached garage with alley. Large lot fenced. Only cash needed approximately \$625, closing costs and impounds, G.I. buyer must make \$810 month in quality.
PASCH REAL ESTATE OS 5-0367

NO DOWN TO G.I.

3-Bdrm. - \$12,350 DRIVE BY 22509 RAVENNA AVENUE (Between Avalon & Main St.) Stucco, completely redecorated inside and out. Attached garage, immediate possession. Only \$77 mo. INCLUDES taxes and insurance.

WARREN REALTY

OS 9-3638



ALVIN GRANCELL Realtor

EXCHANGES AND REAL ESTATE INVESTMENTS "Our Specialty"

EXCHANGE

2-bedroom home in Eugene, Oregon, for local home.
3810 Pac. Cst. Hwy. FR 8-8406

TENANT WILL BUY IT FOR YOU!

This 2-on-a-lot will actually cost you very little, because your tenant will pay the bulk of the bills. 2 bedrooms each with separate garages and fenced yard, \$2000 down handles. Examine the figures, then see the house. We wager you'll want it.

E. W. Dawson Realtors

1315 Crenshaw Blvd. FA 8-1776

\$495 DOWN

Fire Alarm System Installed 2-Bdrm., Hdwd Floors
Here's a home with built-in safety features. A thermostat in each room is linked electronically with a large central alarm. It features large bedrooms, hardwood floors, attached garage, carpeting, stucco construction, 4 years old. Situated on dead-end street. Call now for appointment to see.

EXCEPTIONAL 3-BDRM. & FAMILY IN TORRANCE

1 1/2 baths, stucco, corner lot, 2 years old. W/W carpeting, drapes, built-in kitchen, built-in vacuum cleaner, fireplace, breakfast bar, double garage. \$3500 down or submit.
OR 8-4837