

Real Estate Mortgage

Short Form

THIS INDENTURE, Made the 1st day of November, 1940
By Fumio Takano

To Itsuhei Takano, hereinafter designated as Mortgagor,

hereinafter designated as Mortgagee,

WITNESSETH: That the Mortgagor mortgages to the said Mortgagee the real property situate in the City of Los Angeles,

County of Los Angeles, State of California, and described as follows, to-wit:

Lot 21, in Block 11, of G. W. Morgan's
Sycamore Grove Tract, as per map
recorded in Book 11, Pages 57 and 58,
Miscellaneous Records, in the office of the
County Recorder of said County

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof.

As SECURITY for the payment of one Promissory Note, of which the following is a true copy, to-wit:

\$ 2,000.00 Los Angeles, California, November 1, 1940
Five (5) years after date, for value received, I promise to pay to
Itsuhei Takano

or order, at Los Angeles, California, the sum of
Two Thousand and no/100 Dollars,

with interest at the rate of 6% per cent per annum from date, until paid, interest payable quarterly, and if not so paid to be compounded annually, and bear the same rate of interest as the principal; and should the interest not be paid when due then the whole sum of principal and interest shall become immediately due and payable at the option of the holder of this note. Principal and interest payable in lawful money of the United States.

Fumio Takano

AND THE MORTGAGOR promises to pay said note according to the terms and conditions thereof, and in case of default in the payment of the same, or of any installment of interest thereon when due, the Mortgagee, or his assigns, may declare the whole debt immediately due and payable, and may foreclose this mortgage, and may include in such foreclosure a reasonable counsel fee, to be fixed by the Court, together with all payments made by the Mortgagee for taxes and assessments on said premises, including taxes on the interest of the Mortgagee therein by reason of this Mortgage; and for insurance of the buildings on said premises paid by the Mortgagee, and for any adverse claims to the mortgaged property paid by Mortgagee as well as the cost of searching title to the mortgaged premises, subsequent to the execution hereof, all of which payments the Mortgagee is hereby authorized to make, and the same with interest thereon at the same rate as provided in said Promissory Note, together with said counsel fees, are secured by this mortgage, and payable to the Mortgagee, or his assigns, in United States lawful money, out of the proceeds of sale under said foreclosure.

WITNESS the hand and seal of the Mortgagor.

Fumio Takano

STATE OF CALIFORNIA,

County of Los Angeles

ss.

ON THIS 1st day of November, A.D., 1940, before me,
Nisuke Mitsumori
a Notary Public in and for said County and State, personally appeared
Fumio Takano

....., known to me,
(or proved to me on the oath of.....),
to be the person whose name is subscribed to the within
Instrument, and acknowledged to me that he executed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year in this certificate first above written.

Nisuke Mitsumori

Notary Public in and for said County and State.
My Commission Expires November 5, 1940

120.....

Mortgage

Short form

Fumio Takano

Co

Itsuhei Takano

Dated Nov. 1,....., 1940

Order 120.....

1088

When recorded, please mail this
Instrument to

Itsuhei Takano
217 E/ Ave 38

Los Angeles, Calif.....

RECORDED

NOV 1 1940

10 MIN 11 AM

IN BOOK 17878

AT PAGE 393

OF OFFICIAL RECORDS,

COUNTY OF LOS ANGELES

STATE OF CALIFORNIA

FEE \$ FOLIOS

MAME B. BEATTY, County Recorder

By *[Signature]* Deputy Recorder #78

COMPARE
Read by SANFORD
Document DONOVAN
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