being largely made by voluntary deed from the mortgagor. We have made it a prac-
tice to pay all taxes and fire insurance on mortgaged property and charge it to
the account of the borrower. We will carry these advances for six months, with­
cut interest, after which interest is charged at the same rate specified in the
mortgage. Our borrowers appreciate this service and usually pay advances made
in six monthly instalments.

"We are favorably impressed with the Federal Savings and Loan program but
do not feel that under existing circumstances it would be advantageous for us. We
have been in business for 51 years, and both my son and myself have grown up in it.
It is almost what you might call a family affair. Our investors realize the safety
afforded them by the $100,000 capital investment."