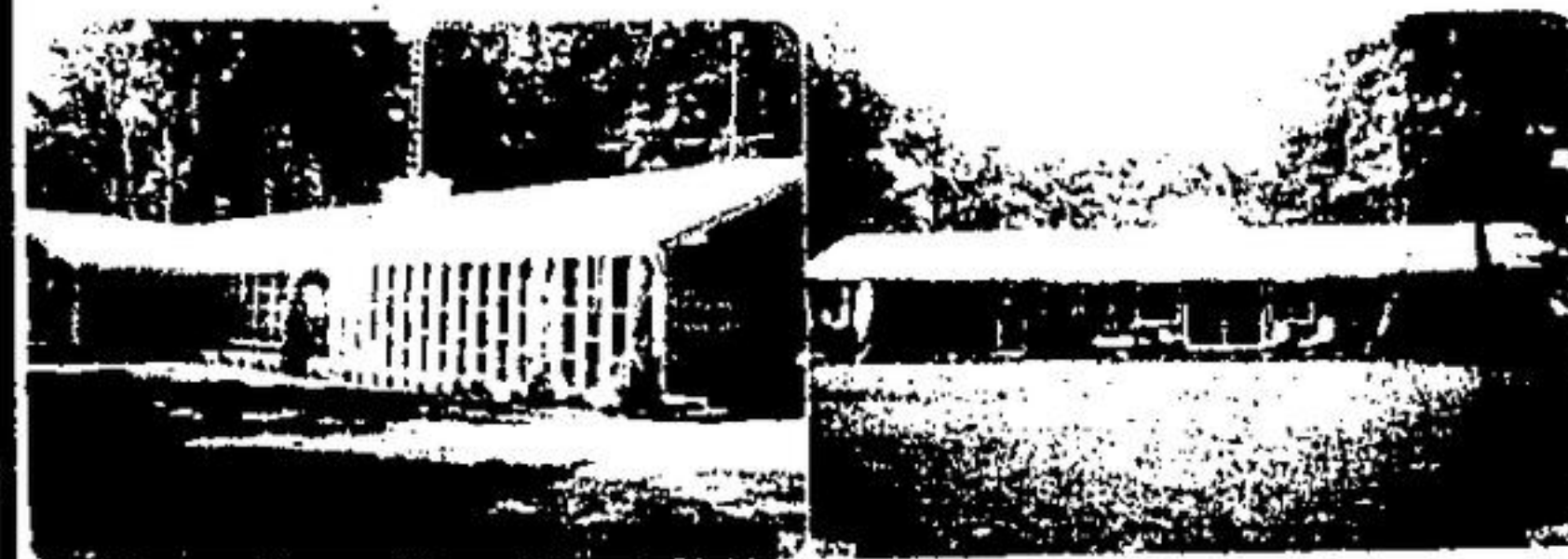


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WOODLAND BEAUTY

Just a minute out of town, a most charming bungalow in a beautiful setting, gardens and greenhouse. 3 bedrooms master with cathedral ceiling and ensuite bath. Sunken 20' living room with brick wall fireplace, and lovely dining room. Family room & kitchen combination with fireplace and sliding doors. Outstanding rec room with rosewood and brick walls, wet bar. Separate games room for the kids. Excellent heating and air conditioning. 4 pc. bath plus 2-2 pc. one with a sauna. Double garage with winding paved drive. Owner transferred, asking \$129,000.

25 ACRES COUNTRY HOME

One of a kind beautiful wavy cedar siding bungalow with walkout basement, about 10 acres workable land, balance in mixed bush with meandering drive. Excellent pond site. 3 bedrooms, large open kitchen and dining room with corner windows and wainscoting. Large living room with brick fireplace and unique plank walls. Priced at \$94,900 for quick sale.

LOTS FOR SALE

\$21,900 - 57'x140' Village Lot, Town Services.
\$27,900 - 147'x132' Village Lot, old barn, river view.
\$29,000 - 200'x150' Edge of Town, paved road, trees.
\$32,000 - 1-acre Village lot, large garage on property.

HILLSBURGH

\$67,900 - Well designed, easy to maintain brick bungalow on a quiet street. Country subdivision allows spacious lot 75'x125'. Inviting foyer, charming living-dining room, bright sunny kitchen, 3 bedrooms. Full basement offer a great challenge with corner roughed-in fireplace. Treat yourself to country living. OWNER WILL CONSIDER TRADE IN GEORGETOWN.

25 ACRE RETREAT

West of Erin, country property with about 8 acres maple bush, rolling land with cedar and springs at front of property. Asking \$45,900.

100 ACRES

Just outside of Hillsburgh all workable, excellent potato soils, large bank barn. House has been damaged by fire. Asking \$99,000.

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Let your tenant help pay your mortgage. We have 2 income properties to choose from. One is frame with 3 apt., 2 car garage with a nice yard. The other is red brick, 2 apts., also with a 2 car garage. For further details call 877-9500.

CENTURY HOME ON 4 ACRES
Between Georgetown and Brampton in a tree setting this Georgian two storey home offers gracious family living and entertaining with its formal dining room, bookcase lined library with fireplace and many more features that make this truly an extraordinary house, captivated with all the elegance and charm of its Era. Asking \$169,500.00.

TRY \$5,000. DOWN
Your family will enjoy living in this sparkling 2 year old, 3 bedroom brick bungalow. There's pastel broadroom in living and dining "L". Eat in kitchen has plenty of cupboard space. Attached garage and well landscaped lot.

FOUR NEW COUNTRY HOMES
Each one is situated on 1 acre between Georgetown and Brampton, with quick access to the 401. All have family rooms with fireplaces, three baths, sliding glass doors to patio and much more. For an inspection of these quality built homes call for an appointment.

ANGELSTONE BACKSPLIT NEAR MOORE PARK
Three bedroom home with large lot, living room, dining room combination, kitchen with dinette that looks down into the family room with fireplace and walkout to yard. Two bathrooms. Try an offer. \$48,500.00.

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MUST SELL IMMEDIATE POSSESSION
This country dream property offering close to 2,000 sq. ft. of living space built on a large lot, in an excellent location could be yours for the asking price of \$99,500. A must to see if the country is in your mind. Make your appointment with Rudy Cadieux - 877-8244 453-8454.

SWIMMING POOL SOMEONE? DON'T WAIT FOR THE WEATHER TO WARM UP THE WAY THE PRICE STAYS COOL!!!
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To see any or all of them call Rudy Cadieux 877-8244 453-8454.

PARADE OF HOMES

SECOND MORTGAGES
SHOP AROUND BEFORE BUYING
By Leonard Rosenberg

You need money. All of a sudden you find yourself in need of funds for personal reasons: perhaps your son or daughter is going to university, or maybe you need to make a down-payment on that cottage you've always wanted. The fact is, you need money right away.

You have a first mortgage on your property but it's closed with payments set and prepayment restricted. You could decide to get out of that mortgage and renegotiate or go somewhere else to raise the needed cash, but that may entail more headaches than you're willing to bear. You'd have to go back to the mortgage company and pay a cumbersome penalty just to discharge your first mortgage. You may also have to pay a higher interest rate because, like most things, mortgage rates are higher today than when you first took our your mortgage.

ONE ANSWER

What's the answer, then? Well, one way of raising the necessary funds is a second mortgage. But that's awfully expensive isn't it? Sometimes yes, but in many cases, a second mortgage can actually save you money.

Second mortgages are like anything else on the market: you have to shop around for the best terms. Interest rates are naturally very important in determining the best deal for you. In most cases, second mortgages do have higher interest rates than firsts, since the lender has a higher risk factor. For example, if there should be a foreclosure on the mortgage, the lender of the first mortgage is entitled to the security first. The lender of the second mortgage is the last man on the totem pole. That's why he charges a higher interest rate.

However, by shopping around you can locate the best rate at the best terms for a second mortgage. Most importantly, in many situations a second mortgage will actually cost you less than if you had only one mortgage covering the same amount of capital.

Here's an example. Say you have a mortgage with a nine per cent interest rate on a home you bought ten years ago and with inflation, it's now worth \$60,000. But your first mortgage is only \$35,000. At a yearly interest rate of nine per cent, you would be paying \$3,150 a year in interest.

YOUR ANNUAL TOTAL

You need another \$10,000. Shopping around, you arrange a second mortgage of \$10,000 with a yearly interest rate of 11 1/2 percent. Annual interest payments on your second mortgage comes to \$1,150. When combined with your first mortgage, your annual total interest payments are \$4,300.

In comparison, if you had rearranged your first mortgage you would actually end up paying more. A first mortgage of \$45,000 at today's current interest rate of 10 1/2 percent would come to a yearly interest payment of \$4,725. Without even considering the penalty charge you would have to pay for renegotiating your original mortgage (about \$300 and legal and appraisal fees of about \$500), you've already come out ahead by \$425! And over the five year term of the mortgage you'll have saved \$2,125!

This saving applies equally if you are buying a home that has an existing mortgage. Why renegotiate the existing mortgage when taking a second mortgage can be to your advantage.

LIKELY TO OPEN

There are other things to consider when looking for a second mortgage. One thing is that with a second mortgage there is a greater likelihood that it will be "open". An open mortgage allows you to pay any amount of the principal of the mortgage at any time without incurring a penalty.

In contrast, in a "closed" mortgage your payments are set and prepayments limited. If you do make a prepayment, a minimum three month interest penalty charge is usually added.

An open mortgage, therefore, is in your favour. A healthy payment can substantially reduce the principal owed and save you a great deal of money in the long run.

With the second mortgage it is also helpful to arrange it so that it will mature at the same time as your first mortgage. This will put you in a much better negotiating position when the time for renewal comes up.

As we said, mortgages are like anything else on the market. You just have to shop around.

By shopping around and looking at all the various factors, a second mortgage can actually save you money. And that's important on any financial deal.

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PLAN No. 78-1384

128.6 sq. m./m ca. // 1384 sq. ft./pl. ca.
9.6 m. // 31 ft. // pl. 6 in./po.

SURPRISINGLY SPACIOUS SPLIT LEVEL

Here's a compact but exciting design of the front-to-rear split level type which is perfectly suited to the narrow building lot which slopes upward to the rear. The catching exterior, with its vertical channel siding, fieldstone veneer and heavy cedar shake roof, presents a facade similar to that of the popular European bungalow. The large front glass area over the entrance and above the main living room windows carries forward this theme and provides for excellent natural lighting.

The deeply weather-recessed entry leads naturally right into the convivial living room, which is a modern corner fireplace, sloping ceiling and a solid wall of window. Two risers take you up to the separate formal dining room which separates from the kitchen via convenient pocket door.

The well-planned U-shaped kitchen-nook combination has an angular sink configuration with double window view, generous cupboard storage and a casual meal space which invites the custom installation of a breakfast nook.

All three bedrooms are positioned well to the rear of the main entertaining area of the house and are elevated up seven risers from the main level. Each has generous closet storage and excellent natural lighting. The master bedroom has a three-piece ensuite with corner shower stall. A generous linen storage facility is easily accessible to both the bedrooms and the baths.

A full basement, accessible from the hall adjacent to the nook, contains abundant space for the future development of recreational facilities or further bedrooms.

A single closed garage, with space for the creation of a handyman's workbench completes the convenience features of this smartly modern and practical design.

Plans for design No. 78-1384 may be purchased either by the single set, at a cost of \$70, for the first set and \$10 for each additional set, or by the package. A five-set plan package, including the first set, is economically priced at \$100, and an eight-set package, also including the first set, is only \$125.

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