THE CAROLINA UNION FARMER

[Thursday, April 17, 1913.



GASTONIA, N. C.

Capital, . . . \$100,000.00 Surplus and Profits, 75,000.00

We Pay 5 per cent. on Time **Certificates of Deposit**

Your Business Solicited.

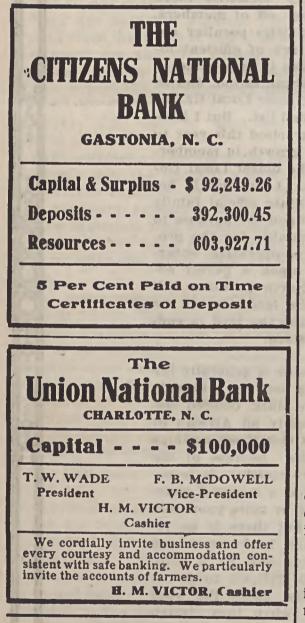
WE PAY

4 Per Cent on Savings Accounts and Certificates of Deposit. Accounts Subject to Check Invited

Merchants and Farmers National Bank CHARLOTTE, N.C.

United States, State, County and City Depositary Capital - - \$200,000.00 Surplus - \$200,000.00 GEO. E. WILSON, W. C. WILKINSON, President. Cashier.





European Farm Finance

Hon. George Woodruff of Joilet. Ill., of Joliet, to the First National Con-Credits, at Chicago, April 10.

Agricultural credit in Europe is divided into two general subdivisions; first, mortgage credit, and second, personal credit.

The institutions belonging to the first subdivision are of two classes. the first of which is best typified by The Credit Foncier de France, and the second by The Landschaften of Germany. The institutions belonging to the second subdivision are of three classes, the first of which is best typified by any of the ordinary credit banks, the second by the Raiffeisen and Schulze-Delitzsch banks, and the third by The Credit Agricole of France.

There are, of course, in Europe numerous agricultural banks having characteristics somewhat different from those of the above mentioned institutions, but in the main the institutions included in the above outline constitute the real basis of agricultural credit organizations in Europe and all other agricultural banks are very largely patterned after them.

The Credit Foncier.

The Credit Foncier de France, in addition to certain activities that are not strictly connected with agriculture, loans money on farm mortgages for long periods of time on an amortization basis. The chief advantage to the farmer is in the fact that he is allowed to pay off his loan by making small semi-annual payments. will never have to renew the mortgage, which will continue to run until the semi-annual payments have cleared the farm of debt, will never be compelled to pay any renewal commissions, will never have to go to the expense of bringing down his proof of title or having it examined every few years, as under our American system, and in addition will be largely relieved of any anxiety lest he fail to meet the mortgage when due and consequently lose the farm. The Credit Foncier holds these mortgages as collateral for its debenture bonds, which it sells to the public and from the proceeds of which it obtains the funds to advance to the farmers. The Credit Foncier, while under the supervision of the government, is nevertheless a privately owned joint stock company and pays regular dividends on its capital stock. The rate of interest which is charged to the farmer is not as low as has sometimes been stated in America, where attention has been called to the fact that the Credit Foncier issues bonds bearing 3 per cent interest.

Abstract of address delivered by | his mortgage and the farmer then sells the bonds himself. The Landpresident of the First National Bank schaften are under the supervision of the government and are strictly coference on Marketing and Farm operative organizations involving in many instances the unlimited liability of the members, and, not being operated for a profits or paying dividends.

Landschaften 3 1-2 Per Cent Rate.

Attention has been called in America to the fact that the Landschaften sometimes issue bonds bearing a rate of interest as low as 3 1-2 per cent, but in actual practice this Landschaften 3 1-2 per cent rate costs the farmer considerably more owing to the fact that the Landschaften do not pay the farmer in cash, but merely exchange their debentures for his mortgage and he is then compelled to sell the 3 1-2 per cent debentures below par. The money consequently costs him more than 3 1-2 per cent.

Ordinary Joint Stock Banks.

The ordinary form of credit bank is operated on much the same general plan as the ordinary commercial bank in America. It loans to farmers for fairly short terms on the same general conditions as in our country. These banks are privately owned joint stock institutions and would doubtless be able to do much toward financing the farmer for his needs were it not for the fact that the European banking methods have led to the present existence of but a comparatively small number of ordinary credit banks. These banks are usually large institutions extending over a considerable territory and are not small independent community banks as in the United States.

The rate of interest charged by them follows to a considerable extent the ups and downs of the money market.

Raiffeisen and Schulze-Delitzsch Banks.

The Raiffeisen and Schulze-Delitzsch banks are small community institutions organized on the co-operative plan and not operated for profits. The Raiffeisen banks operate more particularly in the country and are purely co-operative, while The Best is Always the the Schulze-Delitzsch banks operate more particularly in urban communities and are a somewhat modified form of the purely co-operative type. These banks oftentimes have behind them the unlimited liability of all of their members, and they accept deposits allowing interest thereon and loan the money to their members for fairly short periods of time. Each one of their co-operatively owned local banks usually belongs to a co-operatively owned central association which exercises a control over the entire organization, acting as a sort of clearing house and central bank.



Every Idle Dollar

of your money should be put to hard work.

When your money is invested it works for you day and night--interest accumulates with astonishing rapidity.

Also the knowledge that your money is safe from thieves or fire helps you sleep nights.

Why not start a Savings Account here and let your money earn future money?

WE PAY 4 PER CENT ON CERTIFICATES OF **DEPOSITS** AND ALL SAVING FUNDS.

Sonthern Loan and Savings Bank CHARLOTTE, N. C, JNO. M. SCOTT, W. S. ALEXANDER, W. L. JENKINS Vice. President. Cashler. President.

Credit Foncier 8 Per Cent Rate.

The Credit Foncier 3 per cent rate is due to the fact that the bonds carry with them a lottery feature by which each bondholder has a chance to win a prize consisting of a large sum of money, but the cost of these prizes increases the actual cost of the bonds to The Credit Foncier from 3 per cent up to about 4 per cent and the money is then loaned to the farmer at 4 3-10 per cent. Therefore, the farmer does not get 3 per cent money, as is oftentimes stated.

Landschaften.

The Landschaften banks of Germany loan money to farmers on much the same basis as that employed by The Credit Foncier of France except that they do not make a practice of paying a farmer cash for his mortgage. They simply exchange their debenture bonds with the farmer for

Co-operative Bank Rates.

The rates of interest charged by these banks depend largely upon the rates of interest paid on savings deposits in each particular locality, for they must, of course, meet competition in order to get the business. While as a general thing they are not able to obtain funds at a cheaper rate than other institutions, nevertheless they are able to loan these funds at a somewhat better rate than other institutions, owing to the fact that their expenses are very light, their officers usually serving without salary, and due to the further important fact that they are co-operative organizations and are not operated for profits.

Oredit Agricole.

The Credit Agricole of France consists of a large number of co-operatively owned local banks which are

Cheapest

When it comes to S. C. White Orpingtons and White Indian Runner Ducks I have the best, Eggs from either, \$2.50 per sitting. I prepay express on two sittings.

Thos. W. Hunter, Norwood, N. C.

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AM Selling Cheap to Farmers Union Members.

I can save you money on watches, clocks, watch chains, lockets, bracelets, rings, emblem pins and every kind of jewelry. I will mail, post paid, a Union Emblem Pin for 6 cents. Be sure and write for catalogue and save money.

WILL C. WALKER, Butler, Tenn.