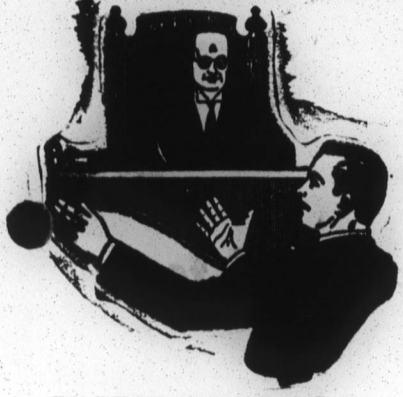


This is the Law



BY THOMAS F. ADAMS, JR.
(For North Carolina Bar Association)

Recording Deeds

In order to protect the purchasers of real property, the State of North Carolina has provided in each of its counties an official known as the Register of Deeds, whose duties include the recordation of deeds conveying real property. Safety in the purchase of real estate depends largely on the prompt and proper recordation of deeds.

It is entirely possible that a deed which is valid in all respects at the time it is signed and delivered to the grantee may later become void because it is not recorded in apt time in the office of the Register of Deeds in the county where the land is located. Such a deed is a deed of gift (that is, one for which nothing is paid).

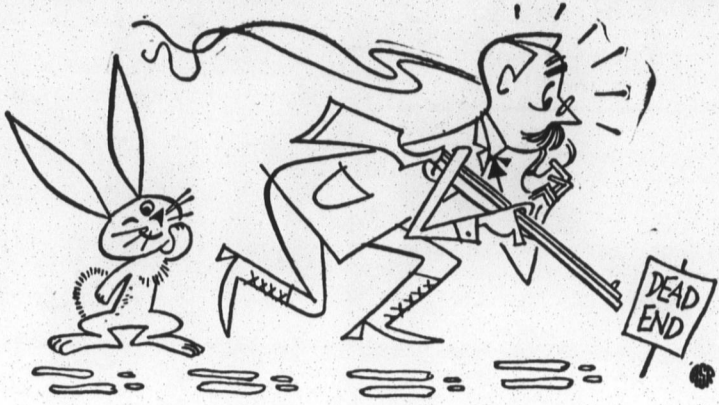
The law requires that a deed of gift be recorded within "two years from the date of its execution." The term "execution" includes delivery of the deed to the grantee, who is the person to whom title to the property passes. A deed of gift may be perfectly good when executed and may pass title to the grantee, but if such deed is not recorded within two years from the date of execution, it becomes void and title to the property conveyed by the deed goes back to the grantors in the deed, or to their heirs.

A Protective Law

The law which provides for this reversion of title may seem a harsh one, but it was enacted to prevent greater evils. For example, look at the case of a man who had four children and decided to convey to each of them a tract of land. Prior to the time of delivery of the deeds, a daughter became seriously ill and it was not known whether she would ever recover.

So the father decided to retain the deeds until the condition of her health was known, having in mind that he might need to retain the property to care for the sick daughter if her illness continued. The father died without ever having delivered any of the deeds. An unscrupulous son knew where the deeds were kept and destroyed all of them except the one conveying a tract of land to himself. He thereby gained for himself the title to the land described in the deed and an equal share in his father's remaining property, unless the remainder was apportioned by will. Then this son claimed that the father delivered the deed to him and fabricated some excuse for having kept the matter a secret from the other children. If such excuse seemed reasonable, few juries would be likely to set the deed

Food Sense—Not Nonsense



'E's Following In 'E's Tracks

A trail more baffling than any followed by expert hunters continues to puzzle nutrition research workers who follow the elusive tracks left by vitamin E. The trail started in the laboratory as it has with other vitamins. To date, experimental facts learned from the study of the effect of vitamin E on laboratory animals have not led to the solution of human ills.

Scientists have found that on diets deficient in this vitamin, rats become sterile but human sterility fails to respond to treatment with vitamin E. Deficiency of this vitamin also produces muscular dystrophy in certain experimental animals but the course of muscular dystrophy in humans is unaltered by massive doses of vitamin E.

It may be that man, unlike certain animals, has no requirement for vitamin E. A more likely reason for the failure to demonstrate human vitamin E deficiency is that the vitamin is so widely distributed in foods that it is almost impossible for man to omit it from his diet.

Vitamin E is concentrated in vegetable oils—including the hydrogenated vegetable oils used as shortenings—cooking fats and table spreads. There are substantial quantities of it in meat, eggs, green and leafy vegetables and to a lesser extent in whole grains. The margarine spread on whole wheat bread contributes more vitamin E than that furnished by the bread. Therefore, the loss of vitamin E during the milling of white flour has no practical significance in the nutritional value of the diet.

Several years ago, interest in the usefulness of vitamin E to man was renewed when a report suggested that this vitamin might be effective in the treatment of certain forms of heart disease. Later careful investigations revealed that vitamin E is without merit in the treatment of heart disease in man.

aside unless the other children could prove that the deed was not delivered. But if this unscrupulous son claimed that the deed was delivered at a date prior to two years, he would talk himself out of court and out of the tract of land described in the deed.

Recording Important


Whether a deed is delivered as a gift or for value received, it is important that it be recorded by the Register of Deeds in the county where the land lies if the grantee is to protect his title. If the purchaser fails to record his deed, the seller may convey the same land to a second purchaser, and if the second records his deed first, the property becomes his.

On the other hand, if the purchaser

fails to record his deed and a creditor of the seller places a judgment on the record against the seller, the judgment attaches to the land of the purchaser, and this land may be sold to satisfy the judgment.

Often a buyer neglects to record his deed because he feels that the seller is so wealthy that no actual risk exists. The depression of the thirties taught us that few men are beyond becoming insolvent since most businesses are operated on a credit basis.

In addition, recent tax cases have shown that some men of apparent wealth have accumulated money through failure to declare and pay their income taxes. In such event the federal government files a tax lien



60 - SECOND SERMONS

—By—
FRED DODGE

TEXT: "Hate and mistrust are the children of blindness."—Wm. Watson.

The other evening, after the PTA meeting, we visited a few of the grammar school classrooms. The children's handiwork was strung across blackboards and walls. Among the exhibits was a Junior Red Cross exchange letter sent by a schoolgirl in American Samoa. It read, in part,

"... We are studying different subjects. I love them all except art. Oh! It is my enemy. The reason why I hate it is that I don't know how to draw pictures..."

and his lien attaches to the property conveyed by unrecorded deeds.

Checks The Record

In examining the title to real property, the attorney checks the record of the seller until the date the deed

The crude, blunt English of the Samoan child amused us, but it expressed a basic truth. A lack of knowledge causes us to hate. Art is the "enemy" of those who have no knowledge of drawing, but are forced to attempt it. Free enterprise is the "enemy" of those who do not understand it, yet are forced to accept the penalties as well as the rewards of the free market economy.

If we are truthful about our dislikes as the little Samoan school girl was about her "hate", we would be forced to admit that, be it person or thing, ... The reason why I hate it is that I do not know ..."

from him is recorded, regardless of the date that it was written and signed. He determines whether every deed or other instrument affecting the title to the property has been properly drawn and recorded within the

time required by law. Upon determining that the title is clear, your deed should be recorded so that no act by any other person thereafter encumber the title to the property purchased. The recordation of your deed also protects your title in the event of loss of the original deed.

Not So Strange

Louise—Isn't it strange that all those men in the front row are bald-headed?

Milton—No, it isn't so strange when you know that they probably bought their tickets from scalpers.

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ALBEMARLE MOTOR CO.

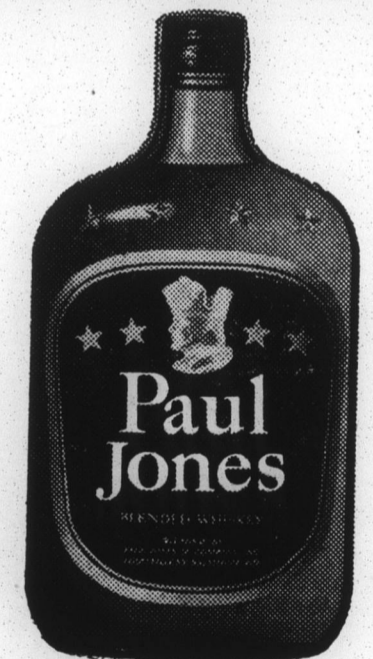
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