

This is the Law



LAND TRANSFERS

John Jones agrees in writing on April 1, 1960, to sell to Ben Brown the property on which his home is located for \$15,000. Brown is to pay for the property on June 1, and Jones is to deliver to him on this date possession and the deed to the property. Does Jones have the legal right to remove some of the rose bushes, shrubs and flower bulbs prior to June 1?

No. Rose bushes, shrubs, flower bulbs, trees, vines and other perennial plants pass with the title to the land. The law considers the land and all perennials attached to it as united.

Is an oral agreement giving to Jones the right to remove rose bushes, shrubs and flower bulbs valid?

No. There cannot be an oral agreement to except from the provisions of a deed perennials that are a part of the land to which they are attached. Contracts relating to them must be in writing.

There may, however, be an oral contract to except from the provisions of a deed annual crops that are growing on the land. Although a deed passes the ownership of annual crops attached to the land, along with the title of the land, to the grantee in the absence of a reservation, an oral reservation of annual crops to the seller is valid.

Let us suppose that Jones sells and conveys his farm to Brown, but at the time of the sale there is an oral agreement to the effect that Jones may return in the fall to harvest his cotton and some apples from certain designated trees. The oral agreement is valid and enforceable in reference to the cotton but not the apples. Cotton is a product of an annual plant, whereas apples are the product of a perennial.

Allen conveys his farm by deed to Butler. The deed is properly registered in the court house. At the time of the conveyance Collins is in possession of the farm by virtue of an oral lease that he had made with Allen for a period of three years. The oral lease has two more years to run. May Butler require Collins to vacate the premises?

No. The tenant has merely acquired a new landlord.

The lease is not terminated and the tenant is not deprived of any of his rights under the oral lease. Leases for not more than three years from the making thereof are valid though oral.

Actual possession by the tenant is treated as the equivalent of notice to the purchaser and as a substitute for registration where the lease is for not more than three years.

Three P's

PERSONAL AND PRIVATE PROBLEMS

An woman will attempt to answer personal and private problems of individuals who submit their questions to this column. These inquiries include family and social problems and all other questions that come up in the daily struggle to live. All inquiries should be addressed to "Three P's," care of The Chowan Herald, Edenton, N. C.

Dear Three P's:
My wife and I have the jitters, we are both tense and we are continually picking on each other. The other night I came home in a rush and asked my wife where the brief case could be found with the papers in it about the No Name Society. She told me she did not have it and I could find it for myself. We do not have much time at home any more and we do not spend enough time with our wonderful children, they are being taken care of by baby sitters. I then had a conference with my wife, a wonderful woman, and we found out what was eating us. I belong to eight organizations, an officer of three, and just a member of others. My wife belongs to five organizations, including a garden club. We have no garden, but she has a few African violets in pots around the house. These organizations include church, business, social, civic and political organizations. Now I am asked to join another organization to preserve suburban areas and to prevent annexation by adjoining cities. We have no time for ourselves. We want to be responsible citizens but is all of this organization business necessary?
—Dubious.

Dear Dubious:
There is a serious epidemic disease with which Americans are afflicted and it is spreading and infiltrating all phases of our lives; it is not a respecter of persons or of ages. As yet no foundation has been established to do research on this disease, and no charitable drives have been started to raise funds to find out the causes and effects and the cure. Doctors, psychiatrists, psychologists, sociologists, research agencies and the government have completely neglected this field. In fact these professional people often are the cause as well as the victims of this disease. This disease has been diagnosed by some astute people as "ORGANIZATION-ITIS".
Let some individual start a

"bubble"; he talks about it and interests his friends in the "bubble". The first thing you know a society is formed to become interested in his "bubble". Then it is organized with a President, Vice President, Secretary and Treasurer and it is on its way to becoming a great big "balloon". The detail becomes too great for the officers to handle and they call in a professional, and the elected officers become Jummies to give the organization a front. The professional surveys the field and sees great possibilities for him to raise the money. He works hard, establishes branches throughout the city and county and then unravels the state. Of course, to do this you have to have money, so it is arranged to have members pay dues, which are increased from time to time to pay for the expenses of the growing organizations. The professional then arranged for additional help, office space and paid office workers. Then he goes to town. He travels around and arranges for the creating of branches in other states. In the meantime the professional organization grows and the dues increased, for this takes time and money. After the branches are established in enough states, the question comes up of establishing a national headquarters in Painted Post, N. Y., Lonely Hole, Missouri or in Washington, D. C.

When the organization is developed to this point, the professionals really take over. They draw up a national constitution, and each branch must draw up its own constitution based on the national constitution, they get national and state charters, national by-laws written and each branch must fashion its by-laws on the national by-laws. A National Magazine for the organization is established, and paid writers are hired to fill it with hot and cold air, for winter and summer reading. Then the organization is exploited to get advertising, to get more money for the professionals. Often articles are published in other magazines, such as The Leaders Digest. The professionals then develop an over-all saccharin philosophy and principles to justify its existence. The professionals provide a program for the entire year for each branch, which is supposed to meet at least once a week. Then state conventions are planned and carried out, with regional officers and further paid staffs. Then there is a national convention at least once a year. The professionals always pick a

place where the delegates from the various states will have a good time; Miami, Atlantic City, Hollywood and so forth. The professionals make all the arrangements, auditoriums, entertainment, speakers and the entire program. The delegates do not have much to do but have a good time. Of course, the National officers are on the platform and get their names in the papers. Then as the organization grows more powerful it restricts its membership as to number and qualifications. This makes it more interesting and other people then become desirous of becoming members. This all helps the professionals to strengthen their position. So it goes. These organizations cover social, professional, business and political life and it is a great big business. The Income Tax Department of the government cannot give you any figures, because they are all tax exempt, and ostensibly established for charitable purposes. If you want some fun and that is all, join them, but do not take any official responsibility, because if your reports to National Headquarters are not satisfactory, the professionals will hound the life out of you. Of course, no one knows what they do with these reports as to programs, policies and other trivia, except that National Headquarters is always zealous to see that it gets its share of the dues and the subscription for the magazine. If you do not get anything out of them, do not join them, especially if you belong to several organizations. There is one new organization being formed in which you might be interested. It is the organization "For the Protection and the Prevention of Abuse to Baby Sitters".

Hall Is Transferred To Greenville, N. C.

Ralph Hall of 29 Westover Heights has received notice from W. P. Butler, personnel officer of United States Information Agency, that he is being transferred to that Agency and would report to Greenville, N. C., May 16th.

Hall has been with the Navy Department for the past nine years as chief inspector of construction for the eastern part of North Carolina and has been stationed in Edenton.

Mr. Hall has sold his home in Edenton to the Rev. James MacKenzie and has bought a new home in Greenville where the family will move when school is out.

The Halls have lived in Edenton for 10 years and have made many friends here and are looking forward to coming back to Edenton for retirement.

Dear Three P's:
My husband is becoming very annoying. Sometimes he will sit

in the chair and not say a word. Then when I get busy cooking dinner or washing the dishes, he comes out to the kitchen and puts his arms around me from behind and kisses me on the nape of the neck or under the ear. It is very disturbing. What shall I do about it?
—Felicia.

Dear Felicia:
Apparently your husband is a very knowing man, for he knows where to kiss a woman to arouse a very pleasant favorable emotional reaction. No doubt, you do not dislike it as much as you think. If I were you, I would encourage it and delight in your emotional disturbance.

Elementary School Lunch Room Menu

Menus at the Elementary School lunch room for the week of May 16-20 will be as follows:

Monday: Luncheon meat, green salad, sandwich bread, tress beans, cheese slices, block cake and milk.

Tuesday: Hamburgers, gravy, school baked rolls, apple pie, creamed potatoes, turnip greens, butter and milk.

Wednesday: Pork and vegetable pie, candied yams, cornbread, butter, chocolate pudding and milk.

Thursday: Tuna salad, garden peas, potato chips, butter, vegetable salad, school baked rolls, fruit jello and milk.

Friday: Chicken pan pie, buttered corn, carrot sticks, pineapple, cornbread, butter and milk.

LEAVES FOR HAWAII

Marine Lance Cpl. Iven T. Nixon, son of Mr. and Mrs. L. W. Nixon of Route 3, Edenton, departed San Diego, Calif., on April 21, aboard the transport USNS Barrett with an overseas draft bound for duty in Hawaii. The draft consisted of replacements for personnel with the Hawaii-based First Marine Brigade who are scheduled to return to the states in the near future.

ANTIQUE SHOW WILL BE HELD AT WASHINGTON

Outstanding antique dealers of Eastern North Carolina will participate in an antique show and sale on May 17th and 18th at the Recreation Center in Washington, N. C., under the auspices of the Washington Woman's Club.

Hours of the show are 10 A. M. to 10 P. M., Tuesday, May 17th and 10 A. M. to 4 P. M., Wednesday, May 18th.

Notice To All Democrats

THE DEMOCRATIC COUNTY CONVENTION will be held in the Courthouse at Edenton at 3:00 o'clock, Saturday afternoon, May 14, 1960, for the purpose of organizing according to the Plan of Organization of the Democratic Party, and for the election of delegates to the State Convention.

THE STATE CONVENTION will be held in the Auditorium in the City of Raleigh at 12:00 o'clock noon, on Thursday, May 19, 1960.

All Democrats are cordially invited to attend.

Chowan County Democratic Executive Committee

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Taylor Theatre

EDENTON, N. C.

Thursday, Friday, and Saturday, May 12-13-14—
Dick Clark, Michael Callan,
Tuesday Weld, Victoria Shaw,
James Daren, Duane Eddy
and Rebels in
"BECAUSE THEY'RE YOUNG"
also "CIRCUS STARS"
Color

Sunday, Monday and Tuesday, May 15-16-17—
Doris Day and David Niven in
"PLEASE DON'T EAT THE DAISIES"
Color and Color

Wednesday and Thursday, May 18-19—
DOUBLE FEATURE
"THE HYPOCOTIC EYE"
"TEENAGE THUNDER"

Starting May 20—
"HOME FROM THE BEER"