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MORNING TONIC.

(David Starr Jordan.)

There is but one good fortune to the earnest man. That is opportunity; and sooner or later opportunity will come to him who can make use of it.

Uncle Walt

The Poet Philosopher

My temper's an unruly demon, a thing of blood and fire; I'm nearly always busy schemin' on how to check my ire. Sometimes a Berserk rage comes o'er me, as of some Viking taint; old men and cripples flee before me, and women

THE FIERY TEMPER **scream and faint. Around my home I rage and thunder, and drive the kids to tears, and tear the furniture asunder, and break the chandeliers. I prance around in warlike fashion, and ancient dames agree that when I fly into a passion its time to climb a tree. My temper is a thing uncertain in both its rise and fall; sometimes it stands a lot of hurtin' and never bucks at all. Not long ago a husky stranger reached out and punched my nose, and in that hour of stress and danger my temper never rose. My temper rose, a half hour later, when I had journeyed home; I bellowed like the raging crater of Aetna, down near Rome. I stormed as though I had the rabies, and smashed things with a pole; I took it out on my wife and babies, which soothed my martial soul.**

Chas. Mason

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MILITANT DEMOCRACY AND THE WAKE COUNTY CONTEST.

Today the Democrats of every county in North Carolina will meet in their primaries or township conventions to elect delegates to the various conventions and set in motion the machinery to select the Democratic candidates from Constable to Chief Justice. In most counties the convention plan will prevail and today township delegates will be chosen to the county convention which will be held in every county of the State on the second day of July.

In most counties the only business today will concern State and district matters, for very few counties will nominate their county candidates today. Wake, Mecklenburg, Guilford and a few other counties will name county officers. Others counties will name them later. In some counties the candidates for county officers and legislative positions are not named until August or September. There is a growing feeling—(and a proper one)—in this day of quick communication to postpone political conventions until two months or ten weeks before election. In the old times when it took several days to get the news from New Light or Wakefield in Wake county, and candidates required months to reach the people, early conventions were necessary. But now that we have railroads reaching nearly every section, telephones going everywhere, rural delivery in all parts of the State, you can reach the people better now in one week than you could reach them in a month in Vance's time. Therefore political parties should defer all conventions and primaries until August so that not so much of the year shall be taken up with political contests.

Today the Democracy of Wake county will march to the polls in two contending armies, each seeking to nominate the ticket that has been presented for the consideration of the voters of the county. It has been a hot contest—one of the warmest that the county has known. The contest today will be fought earnestly until the polls close and each side will contest every inch of the ground. The sun will rise this morning upon contending forces of Democracy. The party in Wake is engaged in a family conflict—(and like all family rows it is no pink tea affair)—and the question to be settled today is whether the men supporting the Mass Meeting ticket or the men supporting the old officers will guide the party and administer the affairs of the county. It is a serious struggle that is being seriously and strenuously fought out and the men engaged in it are of the type of "by the eternal" Democrats who never surrender.

But the sun tomorrow morning will rise upon a militant and united Wake county Democracy. The men who are nominated today will be the agents selected for carrying out the Democratic principles and Democratic policies. Some voters will be disappointed in not seeing their favorites nominated in the primary, and with some the disappointment will go hard. But the true and tried Democrats who will participate in today's primary will bow to the will of the majority of their party associates and the ticket named will receive the support of every Democrat in the county, whether the men he votes for in the primary or others are nominated.

THE INSURGENT MOVEMENT.

The whole country is naturally deeply interested in the insurgent movement in the Republican party led by LaFollette, Cummins and Beveridge. This interest has increased since the Taft supporters in Wisconsin organized to fight LaFollette and the Vice-President has declared war against the insurgents.

The Indianapolis News, the ablest newspaper in the West, which is independent in politics, thus discusses that

[illegible] have had such a political lesson as that to be derived from a consideration of the strength of the insurgent movement in the Republican party. That movement is strong because it came by way of reaction against evils and abuses that had grown to be intolerable. It was not premeditated and not 'made' by any one man or combination of men. There has been no organization at work in its behalf. It was created solely by conditions; it is the fault of a reaction or protest. The movement, like all great political movements, came because it was needed, and for no other reason. In this case the need was great. But few of us realized this till the fight over the tariff began. People saw them as they had never seen before how the interests had intrenched themselves in our tariff legislation. Old Republicans who had been shouting for protection for years, began at last to understand that the protection most desired, the protection which the impudent lobby demanded, was protection of certain great monopolies which already controlled large industries, and to some extent controlled the government itself. The tariff was revealed as the buttress of privilege. And every word in its defense that was spoken by such men as Aldrich, Cannon, Lodge and Hale only served to strengthen the popular conviction that our tariff methods were altogether wrong, and to reinforce the people in their belief that the particular bill was vicious.

"Here, then, was the start of the insurgent movement. Undoubtedly the spirit of revolt was in the hearts of the people. They were ready, as many of them had been for years, for a change. So when they saw that there actually were Republicans in Congress who were prepared to fight their battles they rallied to the support of these men—and they are behind them today. If it were not so nothing could have been accomplished by the few insurgents in Washington. Of themselves they would have been helpless. And this is the point that should be pressed on the people. What counts is not the leadership of men, but the leadership of ideas. And that is the sort of leadership that we are getting from the insurgents. The ideas for which they stand are right, and they are, too, the ideas that are today dominating the popular thought of the nation. So it is that these few men are more powerful in many ways than the whole organization crowd.

"In spite of the Aldrich control in the Senate, and the Cannon despotism in the House, and the ill-concealed chilliness of the President, the insurgents are carrying through the President's program, and redeeming the party promises. Of all the ideas which the insurgents represent, and which are stirring the people, the strongest is the determination that privilege must be destroyed. And that is why the old leaders, the friends of privilege, are so helpless. They have nothing back of them except organization and money. There is no contact whatever between them and the thought of the people—the two meet at no point. Indeed, many of the reactionaries do not even know what the people are thinking about. They assume that the old order is to be permanent, and are sublimely unconscious of the almost revolutionary change that has come over the public mind.

"The new movement, therefore, is full of lessons for our people, lessons which they greatly needed to learn. They are proving to be apt pupils. Finally there is a thought that should be pondered by the makers of new parties. Doubtless new parties can occasionally be made. But the rule is the other way. We have a new party now, though it is not generally recognized as such—the insurgent wing of the Republican party. What is future may be no one can tell, but it is at the present time a new party, though still a part of the old organization. It is new because it is filled with new ideals, aims and purposes, and because it reflects the changed thought of the people. We regard it as the most encouraging factor in the present political situation. It will bear a good deal of study."

Folk of Missouri has honesty and boldness, the essentials for a leader in this day. In a recent address at Atlanta he declared that Dickinson was appointed at the request of Harriman, before the death of the railroad magnate, that the steel industry had practically appointed Knox, that the Morgan interests named Wickersham and that the Guggenheims named Ballinger. Mr. Roosevelt, he said, would be forced to indorse the Taft administration and to get behind him for re-election, because Taft was the man of his making, and that he could not go back on his own creation.

What Will Roosevelt do? Col. Watterson thus forecasts his future at the close a long editorial: "But there is a great place for him and a great future. Let him but declare his independence of the Republican party and he can easily [illegible] claim himself Chief Justice of the High Court of Political Arbitration, and he will be so accepted by the enlightened and the progressive of all parties; its purpose the purging of the public service; its jurisdiction wherever the need arises; its authorization and authority, perfect disinterestedness and transparent procedure, master of itself, equally free and fearless of the hand-made statesmen and tinhorn engineries of both the Democratic and Republican parties, where they run counter to the public honor and welfare, to justice and integrity; such as we are seeing at this moment in Mr. Roosevelt's own State of New York and in the State of Illinois."

MR. BROWN'S DOMICILE

DR. BOOTH REPLIES TO MR. BOONE'S LETTER.

To the Editor: I see Mr. J. B. Boone, of Waynesville, has an article in the papers attempting to reply to my letter of the 17th in regard to the candidacy of Judge A. W. Graham for Corporation Commissioner, in which he positively denies that Mr. H. C. Brown is a Western man.

Who knows best where Mr. Brown's domicile is, Mr. Boone or Mr. Brown himself, and his manager and friends?

I copy verbatim from page 3 of the circular entitled, "H. C. Brown for Corporation Commissioner," sent out by Mr. Brown and his friends announcing his candidacy:

"The Voice of Surry County.

"Presents Henry Clay Brown to the Democrats of North Carolina for Corporation Commissioner.

"Henry Clay Brown was called to the position of Chief Clerk to the Corporation Commission from Surry county, and Surry claims the honor of his great service to the State, and speaks for herself and her section of the State, the higher honor of having him chosen Commissioner by the Democrats of North Carolina.

"In presenting Mr. Brown as a Western man, Surry county is well within her rights. Geographically she is about 140 miles northwest of Raleigh, and the Alleghany mountains form her western border. There are only two counties, Alleghany and Ashe, between Surry and Tennessee line. The West beyond the Blue Ridge has been represented on the Commission now twelve years, and from the geographical point of view, we, as Western Democrats, submit as a reasonable and just proposition that the Surry section of the West, that is, the northwestern portion of North Carolina, is now more justly entitled to the honor of the office, so far as geographical claims can go, than any other portion of the West."

This is signed by ninety-four leading Democrats of Surry county and was circulated by Mr. Brown and his manager.

He fixed his domicile; I did not.

He was then running against Mr. Lee, for whom Mr. J. B. Boone essays to be champion. When did Mr. Brown change his domicile? Judge Graham is not a candidate against Mr. Brown, but Mr. Lee is trying to use Mr. Brown's supposed location against the candidacy of Judge Graham.

The claim that Mr. Brown is a Wake county man is just as untenable as to say that, because Hon. J. Bryan Grimes, of Pitt, Hon. B. F. Dixon, of Cleveland, Hon. Franklin McNeill, of New Hanover, and other State officials have resided with their families in Raleigh for many years, they are also Wake county men.

How does Wake county relish having every office holder who happens to move his family to Raleigh to live while in the service of the State charged up as a resident against her? Governor Kitchin now lives in Raleigh, and of course he, too, is a Wake county man.

S. D. BOOTH.

Oxford, N. C., June 23, 1910.

POLLS CLOSE AT SIX

The polls open in Raleigh this morning at six o'clock and they will close at six o'clock this afternoon.

Don't forget. In the old times the polls closed in Raleigh at sun-set, but THIS YEAR THE POLLS CLOSE AT SIX O'CLOCK SHARP.

TODAY IN HISTORY

BEGINNING OF THE GLASS INDUSTRY IN AMERICA—JUNE 25.

The manufacture of glass was known to the Egyptians at a very early date. As far back as 4000 B. C., the tombs contain illustrations of glass-blowers at work, and glazed pottery has been discovered that no doubt dates to prehistoric times. In Phoenicia, in Assyria and Babylonia, evidences of the manufacture of glass have been discovered, and later in Persia, China and India.

In Italy, glass first appears at the very beginning of the Iron Age, and with the extension of the Roman power. The use of glass is increased enormously. From Italy the industry was introduced into Gaul, Spain and Germany. In Venice glass was made as early as the fifth century, and in France the factories of Poictiers were active during the Roman and Frankish periods, survived the Norman invasion and were left a legacy to the gentlemen workers of the Middle Ages.

Great differences of opinion prevail regarding the origin of glass-making in Great Britain, some claiming that it was established before the Roman conquest, and others as late as the sixteenth century.

Glass manufacture in the United States dates at a very much later period. In 1608 some glass-makers were among the artisans brought to Jamestown, Va., but the craze for tobacco interfered with their industry. In 1621, several Italian glass-workers were imported to manufacture beads for the Indians. In 1639, a glass house was erected at Salem, Mass., and William Penn alludes to a Quaker glass-house in 1683.

The first glass-making establishment in the Colonies, however, was opened for operation on June 25, 1754, in Brooklyn, New York, by a Dutch gentleman named Bamber, and the first bottle blown by him, bearing the name and date, is in the collection of the Historical Society of that borough.

Glassborough, N. J., was founded by a colony of German glass-makers, who moved there in 1775. In 1787, the Massachusetts Legislature gave to a Boston glass company the exclusive right to make glass in the State for fifteen years. This latter is said to have been the first successful glass-factory in the United States.

Pittsburg, Pa., first made glass in 1796, and is still a most important glass-making center. At the very beginning coal was used instead of the traditional wood fuel. In 1827, pressed glass was invented by a carpenter of Sandwich, Mass. With the discovery of a cheaper and better fuel, in the form of natural gas, the center of glass-making moved west of the Alleghenies, where it still remains.

By the close of 1880, the census shows that the glass industry of the United States had been brought to a very extensive and prosperous condition. There were then 211 factories in the United States, at a capitalization of close to twenty-five million dollars. In 1890, the number of factories had increased to 294, and the capitalization had doubled itself.

Within recent years artistic glassware of great beauty had been produced in the United States, a notable example of which is the famous "Favrile" glass. The United States still imports more glass than she exports, the exports being that peculiar product of Yankee ingenuity—pressed glass.

June 25th is the date of the first Methodist conference, held in 1744. It is the date of the engagement in Chinese waters between the British and Chinese, in which they were assisted by the Americans, and Commander Tattnell made his famous explanation "Blood is thicker than water" in 1859. It is the birthday of William Smith, the American historian, (1728); Nathaniel Deering, the author, (1791); Summer Fairfield, the American poet, (1803); Olive Thorn Miller, the authoress, (1851); and McClintock Young, inventor of match and brush making machines, (1856).

KNOW NOTHING ABOUT THE CHARACTER OF F. A. DANIELS

To Know Him Is To Feel That He Has Judicial Temperament and Dignity.

To the Editor: I am today in receipt of a copy of "The State Democrat," under date of Raleigh, N. C., Tuesday, June 21, 1910. It carries at its mast-head these words, "Local Self-Government, the Essence of Democracy," but if I had read the paper without seeing its title and "text," I should have been convinced that it was an anti-prohibition, Republican, liquor organ. Its editor is one J. C. Caddell. On the first page, under the heading, "Great Democratic Rally," it [illegible] real issue is, whether Frank Daniels shall be judge of the district. Mr. Daniels (Josephus) is willing to sacrifice the Democratic party in the county and in the State to elect his brother. Some months ago when Mr. Frank Daniels announced his candidacy for the judgeship, several of us said that we could not support him, because we did not want to place the judiciary in the hands of The News and Observer." These words are credited to Mr. Jones in his speech. On page two of this same paper appears this paragraph: "The News and Observer, that seldom ever staggers up against the truth, may flatter itself upon the belief that its burlesque report of the Democratic rally at the Academy of Music last Friday night makes votes for the Daniels-Bailey bolter ticket, but it will be as futile as the candidacy of the editor's brother."

Surely the editor of the State Democrat and Mr. William B. Jones are not acquainted with Mr. Frank A. Daniels, and know nothing whatever about his character, worth and ability, or they would not make these statements. To know Frank Daniels personally is to feel that you have a very good man as your best friend, and no one can dispute his ability as a lawyer or his judicial temperament and dignity. Most men who know him would not hesitate to have him preside over a court in which they might have a matter tried against his brother.

I desire to heartily endorse all that has been said about Mr. Frank A. Daniels in The News and Observer by W. C. Munroe, Esq., Mr. Nathan O'Berry and the editor of the Goldsboro Argus.

A. S. GRADY.

Mount Olive, N. C., June 23, 1910.

MR. THOMAS FOR CONGRESS.

"Conditions Are Quite Different" From the Time When He Said He Would Not Be Candidate for Re-election.

To the Editor: My admiration and respect for the Hon. Chas. R. Thomas have only been increased and heightened by reading his recent open letter to the people of this district in which he announces his purpose to stand by pledges made in a letter written quite two years ago. No one who knew him, however, expected him to do otherwise, for his public career has been characterized by fidelity to duty and loyalty to every promise or pledge.

Now Mr. Editor, when Mr. Thomas made that promise two years ago that he would not be a candidate for re-election this year, conditions were quite different from what they are today. At that time his health was poor, today it has been fully restored and he was never in finer trim. Two years ago everything looked dark and dismal for the Democratic party; today everything points to a Democratic landslide in November. Should such a thing happen Mr. Thomas would be the ranking member on one of the most important committees in Congress and in position to serve his State and the South as never before.

To turn him down at the threshold of such usefulness to his district and people would be a political crime and benefit nobody but the man selected in his stead. Are the rank and file of the people ready to commit such an error? I don't think so. Many of our people complain at the treatment we receive at the hands of Congress, much of which is due to the fact that we too often limit the terms of our Congressman while useful members from other parts of the country are kept there indefinitely.

With twelve years experience to his credit Mr. Thomas would be able to go farther to the front and render more effectual service to his district and State than ever and I appeal to the manhood and intelligence of the "Old Third" to rally around his colors and after complimenting the favorite candidates from the different counties renominate Thomas, keep him on the firing line and at the front where he would be invaluable to his district and people under a Democratic Congress. I could write columns, but this is enough.

J. H. COLVIN.

Atkinson, N. C., June 20, 1910.

NOTHING TO DO WITH WAKE POLITICS.

Hon. Frank A. Daniels is Eminently Fitted for the Position of Superior Court Judge.

To the Editor: Kindly grant me space for a few lines to the voters of Wake county who may have been prejudiced by some unfortunate statements that have found their way into print in some of our papers with reference to Mr. Frank Daniels who is a candidate for the Democratic nomination for Judge in this district.

Mr. Frank Daniels has had nothing to do and is not interested in the politics of Wake save as a well wisher for the county's prosperity. He is a friend to all of the candidates and has no enemies to punish or friends to reward among them.

He is eminently fitted for the position to which he aspires by education, temperament and training and would be an honor to the position. As one who is not in politics but who is interested in everything that makes for the betterment of our good old State I plead his cause. Not because he is a friend and acquaintance of years do I urge you to vote for him in the primary tomorrow, but because we need him on the bench in North Carolina. He is an honest, fearless, intelligent, Christian and a gentleman. His hands are clean. Nominate him and we will never regret it.

J. O. GUTHRIE.

Raleigh, N. C.

The Pleasures of Morehead City.

(Special to News and Observer.)

Morehead City, June 24.—The United States torpedo boat Dupont, on June 25th, will be stationed off Morehead City. This boat is stationed here for the New Bern Naval Reserves' practice. The officers will be invited to attend the german given at the Atlantic Hotel Saturday night.

One of the most attractive parties of the season was given by Mr. Charles Hernden, Wednesday night. After the dance the party assembled on the pier and the full moon was on the wane before the participants dispersed. Delicious refreshments were served.

Colonel Morton has made great preparations for the Fourth of July. Many aquatic sports will be engaged in. And, besides the boat races, swimming matches, tub races, there will be a morning and evening german. Mr. W. C. Young, of Norfolk, will lead the german. There will also be a beautiful display of fireworks. Colonel Morton expects the largest crowd that he has ever entertained as his bookings are unusually large.

THE BANKERS ADJOURN

CONCLUDING SESSION OF THE ASSOCIATION AT WRIGHTSVILLE BEACH YESTERDAY—LARGEST MEETING YET HELD.

(Special to News and Observer.)

Wrightsville Beach, N. C., June 24.—The concluding session of the North Carolina Bankers' Association was held in the assembly hall of the Hotel [illegible] of the visiting bankers left this afternoon for their homes, but quite a number will remain at Wrightsville Beach over Sunday. It is generally conceded that this has been the largest gathering of bankers in the history of the organization, and the convention in every respect has been a success. The Wilmington bankers have exerted themselves to their utmost to see that the visitors were properly looked after while at Wrightsville, which is in fact a suburb of Wilmington.

During the past few days while the financiers and physicians of the State read in the papers of the intense heat in other portions of this and other States they reclined comfortably in rockers on the spacious porches of the hotels at the beach and drank in the refreshing breezes from the Atlantic.

Col. John F. Bruton, president of the First National Bank of Wilson, spoke on "Bank Taxation," Mr. H. E. Litchford on the "Torrens System," Mr. L. W. Norman on "Capital of Banks," at today's session.

The New Officers.

The new officers elected today for the ensuing year are as follows:

President, W. C. Wilkinson, Charlotte; 1st, 2nd and 3rd vice-presidents respectively, J. C. Braswell, Rocky Mount; Leak S. Covington, Rockingham, and George A. Holderness, Tarboro; secretary and treasurer, W. A. Hunt, Henderson; executive committee for ten district in order named: John D. Biggs, Williamston; J. C. Hall, Wilson; J. A. Uzzell, New Bern; W. B. Drake, Jr., Raleigh; J. Elwood Cox, High Point; C. N. Evans, Wilmington; A. L. James, Laurinburg; W. H. White, Salisbury; J. F. Orr, Charlotte, and L. E. Bayles, Murphy.

Committee on Legislation: John F. Bruton, chairman, Wilson; C. E. Johnson, Raleigh; W. L. James, Laurinburg; J. A. Long, Roxboro; J. Elwood Cox, High Point.

The resolution offered yesterday by Colonel Bruton relating to bank taxation was unanimously adopted today and the legislative committee of the Association will take the matter up with the next General Assemoly of getting present tax law relating to banks modified.

The secretary of the Association was instructed to have the address delivered by Col. Bruton on "Bank Taxation" printed and a copy sent to every banker in the State, and every member of the next General Assembly. The address of Mr. Litchford on "Torrens System of Land Registration" is also to be placed in the hands of every banker in the State and a special committee was named to make investigation as to the merits of the system and report to the next convention. Invitations were received from Asheville and Morehead City for the next conventionn, but this is decided upon by the executive committee. The convention adjourned this afternoon at 1 o'clock.

After the adjournment of the convention, the members of the American Bankers' Association met, with J. P. Sawyer, of Asheville, president of the Battery Park Bank, presiding. Mr. Sawyer was re-elected vice-president for North Carolina of the American Bankers' Association and Mr. Henry C. McQueen, president of the Murchison National Bank, of Wilmington, was chosen a delegate as a member of the nominating committee of the next convention of the American Bankers' Association.

Mr. Litchford's Speech.

The following is the address on the Torrens Land Registration system made by Mr. Henry E. Litchford, cashier of the Citizens National Bank of Raleigh, delivered at the session of the North Carolina Bankers' Association Friday, June 24.

He said: Of all the classes of security required by the banks and the money lender, none is more secure, none more stable than our greatest asset—real estate. And still, because of the many difficulties surrounding it it is the slowest and least available. Think of it, the national banks of the country, which represent so many millions of dollars of capital and resources, are absolutely prohibited from lending money on real estate, nor are they permitted under the law to acquire real estate except for the purpose of providing themselves with banking houses. They are allowed to "buy in" real estate to secure themselves from losses on account of "debts previously contracted" but in such cases they are required to dispose of such property as early as practicable.

Banks doing business under State charters lend money on realty, but no well regulated bank of this kind will invest more than a small percentage of its assets in this way. There are reasons for this state of things, which are sound, and commend themselves to the judgment of the business pubic, but there are many who do not understand them, and in consequence criticise the banks—national banks especially. I take this occasion to endeavor to make plain some of these reasons.

Disquieting uncertainty attends every real estate transaction even though the most careful and responsible attorney may spend many days in laborious effort to ascertain the title to be clear. The laws in regard to real estate are practically the same today as they were more than a hundred years ago, while the commercial laws are ever changing, keeping pace with the great strides our country is making in all lines of activity. That these laws governing real estate are inadequate and confusing is well known to every one.

Evils of the Present Land Laws.

Only evidences of title are recorded. Hence all the evidences must be examined every time and the difficulty, danger and labor increases with every transfer. This causes increasing delays and costs, besides augmented uncertainty.

Much important evidence is not recorded, but is altogether "in pais," particularly evidence concerning the true heirs of descendants. This adds to the uncertainty and fills the past with ghosts that, not only haunt, but frequently take actual possession of lands transferred to their detriment.

There is no certainty of identity to parties. The examiner relies wholly upon seeming identity shown by index to deeds, but there may be many "John Smiths."

There is no proof of legal capacity of parties at the time deed was delivered.

No certainty about marriage or divorce.

Right of dower courtesy may spring up.

Lands may be subject to rights by adverse possession or prescription of which there is absolutely no record.

Rights may arise under wills impeached or established years after as parte probate; and the statute gives an additional reservation in favor of infants.

There is no certainty about boundaries under our present system.

The law of title by eminent domain may not appear by ordinary examination of the deed books.

Conflict of patents and interlocks will not appear by ordinary examination. The chain may be faultless, while the original link is worthless.

Laws of title by reversal of decrees of court may not be shown by the deed books.

Indexes are imperfect and fatal mistakes may be made by omissions or other defects.

"Court titles"—those passing suits—are not even certain.

Questions of proper parties and procedure must be determined by each examiner, thereby causing careless examination of titles, entailing delay and expense.

Titles are dependent upon the opinion of each examiner, and doubts may be raised and clouds cast by each one. The character of every man's property is, therefore, subject to destructive or costly libel or slander by any irresponsible examiner. One may buy on the opinion of an expert and be prevented from selling by the opinion of a novice.

The difficulties, dangers and cost of examining titles grow with increasing records.

No certainty can be attained with rare exceptions, and absolutely none can be maintained.

Though all questions of title be judiciously settled today, others may arise under the present system with every transfer.

Real estate is sold for the non-payment of taxes, but even then the State does not guarantee to protect the title to the land so sold.

The State should take no more than her just due. She should give absolute titles to the property she undertakes to sell. The sale should be made on the premises after proper advertisement and the proceeds should be dealt with as if arising from the enforcement of a deed of trust. Under these circumstances a sound article being sold, the property would bring its full market value, and the surplus proceeds of the sale, after the satisfaction of taxes and every cost charge, should be paid over to the previous owner. This is equity, and would prevent legalized robbery of the poor and do away with a system to which the State is now a party, but from which she derives no peculiar benefit.

The consequent results of our present sytem are:

(1) Transactions in real estate are curtailed by the uncertainty and the insecurity of titles—by delays in transferring titles—by costs of transferring titles.

(2) Uses of real estate are lessened.

(3) Values of real estate are lowered.

(4) Unnecessary burdens are imposed on real estate and the large body of the people—the small owners—are the chief sufferers.

These evils may be cured by the adoption of the Torrens System of Registration, which has proven a success in Australia, England, Germany, Denmark, Sweden, Norway, Russia, the German Cantons of Switzerland, and in several States of our Union: Illinois, California, Massachusetts, Montana, Minnesota, Oregon, Colorado, and has been sanctioned by our Federal government by introduction in the Philippines, Hawaii and Porto Rico. It operates in the following way:

A title is examined once officially and confirmed by order of court. That ends the matter and cuts out the endless examination of titles as is now the case. The State guarantees the title, standing as an immense barrier between the owner of the property and all possible harm. The State is paid a reasonable fee to cover the expenses of investigation and a small premium on account of an insurance fund or guarantee fund. (Every time a transaction is now made in real estate a new lawyer has to be employed to examine and pass upon the title, which title, no doubt, may have been investigated and passed upon a hundred times before, each time at great expense with attendant tedious delays, all of which labor, expense and delay go to waste so far as future purchasers or future lenders of money are concerned. And the fee of the attorney is uncertain, as it is a matter of private contract not regulated by law. And, by the way, a lawyer who passes upon a title and declares it to be good makes his own estate liable in the event of difficulty arising from any oversight on his part. This is why lawyers spear to be charging too much for investigating titles when really they are not.)

Your title is registered and you have made a permanent improvement which will last as long as the law prevails, and will not call for betterments or repairs. You are then given a certificate of title, which guarantees to all of the world you have such a title as is set forth. You can then deal with this certificate of title as freely as with a certificate of stock or a bond, because everybody can see from the certificate exactly what the title is. The State guarantees the work of its examiners. You hold an unquestionable certificate of ownership of your property. All doubts and dangers are removed. If you desire to sell your property, no further examination of title is necessary. The certificate itself shows the condition of the title. The purchaser practically buys your certificate. He carries it to the proper transfer office with your deed to him, surrenders the certificate which is cancelled and a new one is properly issued in the name of the buyer. Should you desire to borrow money on your property from a bank your certificate is handled by the bank in practically the same way as it would it a certificate of stock in a cotton mill, a railroad company or any other corporation. A transaction which should consume only a few moments of time.

This will put your real estate on a footing with your personality, and not only so, but give opportunity for adding millions of dollars to the banking and capital of North Carolina. Land grabbers will have to go out of business. The State will be enabled to collect her taxes promptly and no man's land, when thus registered, can be sold for delinquent taxes without his knowledge. Everybody who deals in real estate will be benefitted. The cost of transactions in realty will be lessened. The market will be stimulated and enlarged and values will, of course, be greatly increased. An influx of immigration would be a result.

(I estimate to have the title to one's real property in North Carolina registered under the Torren's system should average $25, plus the premium of, say $2.00 for insurance or guarantee. The cost of future transfers should be only about $1.50 to pay transfer and insurance charges.)

The small investor will be greatly encouraged to deal in real estate for he will then be able to procure small loans on short time from the banks with trifling expense, whereas now the same is impossible.

Another thing to be considered is, a man thus borrowing money can do so confidentially and not have the public know, as is now the case, when he executes a mortgage on his property. A man today to pledge his realty injures his credit, as it is regarded as a rather suspicious transaction, evidencing financial weakness. It should be made so that he can use his real property in like manner as his stocks or bonds or notes or accounts—quickly—at little expense, for short time, and for such amounts as his demands require—and confidentially.

The introduction of the Torren's system in North Carolina would mean to the people and the banks an increase in banking resources of three hundred million dollars—six times the present resources of all our banking institutions, and I believe the saving in five years would be a sum sufficient to macadamize every country road in the State.

The greatest good to be derived, however, is encouraging the purchase of land, for "the small land holders are the most precious part of a State."

The State claims to be the owner, the original and ultimate owner of all of her lands. This ownership first appears in her land grants and is now found in the exercise of the right of eminent domain, escheat and the levying of taxes. Claiming and exercising these original rights and sovereign powers, it is the duty of the State to grant good titles to her citizens and to enable them to keep their titles good under the just administration of equitable land laws. This plain duty has never heretofore been performed by the State, and the time has now come when she should meet her high obligation in this regard.

OXFORD NEWS NOTES.

Oxford, June 24.—The only great need of Oxford now is an up-to-date hospital. We have a fine corps of physicians, who would gladly welcome a project for the foundation of a hospital, which would undoubtedly be sustained and encouraged. Very many cases are treated in distant hospitals, necessitated by the want of a home hospital. We have the finest climate and every surrounding for the treatment of patients, who resort to hospitals away from Oxford. Is there some one who will start the enterprise so promising with success?

Mr. J. Clifton Roberds, who left Oxford for Richmond a week ago suffering with appendicitis, underwent an operation in the hospital and is now convalescent—most favorable reports coming every day from his bedside.

There are a number of improvements going on in Oxford. On the site of the Osborne Hotel, which was burned some years ago, an up-to-date building is rapidly going up, built of bricks, 120 feet long by 50 feet front. It is being built by the Oxford Buggy Company.

Several residences are nearing completion. The commodious residence of Rev. and Mrs. F. W. Shamburger, near corner of Main and High streets, is nearing completion.

Mr. James W. Horner, who purchased the Pool residence on Gilliam street, has moved the house to an adjacent lot on Gilliam street and is having it remodeled to rent; and will erect an up-to-date home residence on the corner of Gilliam and Spring streets.

The handsome colonial residence of Mr. and Mrs. A. A. Hicks on College street adds much to the beauty of the town.

AN UP-TO-DATE STOVE

Do you realize there is no longer any reason why you should use a coal range? Oil is cheaper than coal; it is lighter and easier to handle, and gives an intense heat. Provided you have the right stove, oil is more economical, cleaner and less trouble. Have you seen the

New Perfection
WICK BLUE FLAME
Oil Cook-stove

The accompanying illustration gives you only a rough idea of its appearance. You really can't appreciate it until you either use it yourself, or talk to someone who has used it. It does everything that a coal range will do—except heat the room. The New Perfection Oil Cook-Stove will do anything, from heating a bottle of water to cooking a course dinner, but it won't heat a room. It doesn't "smell," it doesn't smoke. It can't get out of order. Light it and it is ready. Turn it down and it is out. Only a woman who knows the trouble of carrying coal and cooking in a hot kitchen can appreciate what it means to have a clean, perfect stove that will cook anything, boil, bake or roast, and yet won't heat the kitchen. How is it done? The flame is controlled in turquoise-blue enamel chimneys, and directed against the bottom of pot, pan, kettle or oven, and only there. The flame operates exactly where it is needed—and nowhere else. With this stove your kitchen is cool.

The nickel finish with the bright blue of the chimneys makes the stove ornamental and attractive. Made with 1, 2 and 3 burners; the 2 and 3-burner stoves can be had with or without Cabinet.

Every dealer everywhere; if not at yours, write for Descriptive Circular to the nearest agency of the

Cautionary Note: Be sure you get this stove—see that the name-plate reads "New Perfection."

Standard Oil Company
(Incorporated)