

THE TORRENS-LAND SYSTEM EXPLAINED

Address of Mr. Henry E. Litchford Before State Bankers' Association—Present System of Land Registration Not Sufficient—State Should Guarantee Titles.

The Torrens System of Land Registration was the subject of an interesting address recently before the State Bankers' Association by Mr. Henry E. Litchford, cashier of the Citizens National Bank of Raleigh.

Of all classes of security required by the banks and the money lender there is none more certain, none more stable than our present system—real estate. And still, because of the many difficulties surrounding it it is slowest and least available.

Banks doing business under State charters do not deal in realty, but as well-regulated banks of this kind will invest more than a small percentage of its assets in this way.

Disquieting uncertainty attends every real estate transaction, even though the most careful and responsible attorney may make every effort to laborious effort to ascertain the title to be clear.

Evils of the Present Land Laws. Only evidences of titles are recorded. Hence all the evidence must be examined every time and the difficulty, danger and labor increases with every transfer.

There is no proof of legal capacity of parties at time deed was delivered. No certainty about marriage or divorce. Rights of donor or curtesy may spring up.

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

Titles are dependent upon the opinion of such examiners, and doubts may be raised and clouds cast by such one. The character of every man's property is, therefore, subject to destructive or costly lines of inquiry by any irresponsible individual.

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

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THE PRIMARIES

Returns up to present time gives Simmons a majority of about 250. The vote is as follows:

Table with 2 columns: Precinct, Votes. Includes precincts like Fayetteville, Pantego, Hunters Bridge, etc.

The contest for Judge Manning's seat will probably be unsettled until fought out in the State convention.

In Beaufort county these predictions which will send instructor Webster Manning will receive about two-thirds of the total vote.

ASSOCIATION MEETING

The Woman's Detachment Association will meet at the public school building Tuesday afternoon at 5 o'clock.

Does the work of its examiners. You hold an unquestioned certificate of ownership of your property. All doubts and dangers are removed.

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 business capital of North Carolina.

Another thing to be considered is, a man borrowing money can do so confidentially and not have the public know, as is now the case.

The introduction of the Torrens System in North Carolina would mean to the people and the banks a three hundred million dollars—six times the present resources of all our banking institutions.

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 her lands. This ownership first appears in her land grants and is now found in the exercise of the right of eminent domain.

EXONERATE TARIFF

Fifteen Other Reasons for High Tariff.

SAY SENATE COMMITTEE

Partial Report Filed by Senate Committee Investigating the Cost of Living—Minority Will Oppose Protection.

Washington, June 25.—The Finance and Commerce committee of the Senate today filed a partial report on the cost of living.

The majority members of the select committee, Mr. Lodge, announced today that they report embodying their views on the tariff.

Senator Smith of South Carolina, a Democratic member of the committee, this afternoon protested against the dropping of many important lines from the inquiry.

Reasons for Higher Prices. Among the reasons assigned for higher prices are these: The increased cost of producing farm products, the greater demand for farm products, the gold supply, the labor unions, the cost of distribution, cold storage, sanitary and other regulations, over-capitalization, immigration, the higher standard of living and freight rates on the commodities of life.

The relation between the tariff and the increased cost of living is thus diagnosed by Mr. Lodge: "The tariff seems to have been no material factor in causing the advance of prices during the past decade.

The groups of articles which have shown the greatest advance—the products of the forest and the products of the farm—are those for which there has been practically no change in tariff during the past twenty years which could in any way account for the increase in price.

In brief, the deductions of the report show these conclusions: per cent during the past ten years. Of forty-eight articles of food, thirty-five advanced, one remained the same, and twelve declined.

Products of the forest have increased 40.3 per cent in ten years. Remarkable advances have been shown since 1900 in retail prices. Bacon advanced 79 per cent, lard 110 per cent, and cornmeal 85 per cent.

BABY PARADE

Friday was "Baby Day" in Washington, and they seemed to have things going their way. Friday afternoon at 4:30 a baby parade was formed in front of the Episcopal Church.

Many dress division—William and Susan Bird, Ed Durand. Doll baby division—Leonora Blount, Elizabeth Respass, Ella Lee Duffin.

The orchestra will be at the dancing class tonight from 8:30 to 11 o'clock. Gentlemen dancing 50c, old scholars 25c. General admission 10c.

TO HAVE PRACTICE MARCH

Arrangements have been made by Capt. W. E. Cowell for a practice march covering 24 hours for the local military. The start will be made on Saturday evening and return Sunday evening.

BOARD OF EDUCATION MEET.

The County Board of Education is in session today. This is due to the first Monday being July 4th and a legal holiday.

population, but the supply of hogs is materially less. The effect of all combinations and associations is to advance prices. The report says:

"Labor unions have not been apparently a serious factor in contributing toward advancing prices. Since 1897 wages have not advanced as fast as prices."

"The greatest advance in prices have been in the groups of commodities where labor cost is not a controlling factor. Reduction in hours of labor is not a contributing cause to increased prices."

"Cold storage plants have tended to level prices, although they have enabled the dealers to take the best possible advantage of conditions both in purchasing when prices are low and in selling when prices are high."

YOU MUST SOW



Before You Can Reap You might as well try to make farming pay without sowing seed as try to make a mercantile business pay without advertising.

CHARGE ASTOUNDS

Sen. Stone Says Nicaragua Is Squeezed by Money Kings.

HE CALLS FOR INQUIRY

Ways Revolution Was Worked Up and Promoted by Men Who Seek to Profit by It—No Protection Afforded American Citizens Except Those Serving in Army.

Washington, June 25.—"A former high official of the State Department says today that an American syndicate of financiers who seek to realize enormous profits by refunding the national debt of Nicaragua. This syndicate and former high officials are being given all the aid and assistance of the State Department and administration in furthering their plans."

After sharply criticizing the State Department Mr. Stone said that the present revolt, headed by Estrada, was instigated and has been encouraged by an American syndicate of financiers who want to enrich themselves by controlling Nicaragua's financial affairs.

"No protection of any kind," Mr. Stone asserted, "is afforded American citizens except those adventurers who are serving in the revolutionary army. I doubt whether any sufficient reason has ever existed for breaking off diplomatic relations with the Government of Nicaragua as conducted by President Zelaya. No adequate excuse has ever come to my notice."

Mr. Stone's criticism angered Senator Cullom, chairman of the Foreign Relations Committee, who replied that there is no State Department official now and has been none for many years who does not perform his duties for the benefit of the American people and from patriotic motives.

This irritated Mr. Stone, who reported that in his opinion the State Department explanations are not sufficient or satisfactory. He could find nothing in the correspondence to answer the questions he desired investigated by the committee.

Senator Keen, another member of the committee, said if diplomatic matters were to be discussed he would move for an executive session. This threat stopped the heated colloquy and the resolution was referred to the Committee on Foreign Relations.

He Has the Names. Senator Stone was asked the name of the "former high official of the State Department" who is allied with certain powerful financial interests in the formation of discord in Nicaragua. He refused to tell, but he did say that he is prepared when the right kind of an investigation is started to give not only the name of that "former high official" but the names of his associates and employers as well, together with names, dates, data and documentary evidence in proper chronological sequence.

Dr. Castillo, Estrada's representative here, demanded of Secretary Knox today that the American war-

STORE ROBBED

Front Door Broken—Loss About \$100. A man might some one entered store of Mr. M. G. Ayers on Blount's road.

The robbery had been planned so that it was put through without detection. The front door was fastened with a chain and lock. A file was used and after severing the chain entrance was made through the front door and groceries to the amount of \$100 was taken.

FOR TREASURER

This is to announce my candidacy for nomination for the office of Treasurer of Beaufort county, subject to the action of the Democratic primaries.

I have endeavored at all times to show my appreciation of the trust reposed in me by the Democracy of Beaufort by serving all the people impartially and to the best of my ability. If again honored, I promise to carry out more efficient years of experience in this office.

Thanking the Democratic voters for their past favors, and asking them to turn out at our primaries and give me their support, I am, Yours truly, JOE F. TAYLOR.

PREPARING FOR THE SEASON

Mr. N. U. Young of Beaufortville, was a visitor at the News office this morning. He states that the recent heavy rains have damaged the tobacco crop to some extent, but that the Washington market will not suffer as a result thereof greater than will other markets.

Mr. Young will be manager of the warehouse in this city. He is now working after the crops and visiting the farmers to show them the advantage of bringing their crop to Washington. This market will be second to none with a large commodious warehouse the facilities for handling the stock could not be surpassed.

SPLENDID MUSIC

The Jno. R. Smith Show's band gave an exhibition today at the intersection of Market and Main streets. The music rendered was far superior to that usually heard with a carnival. The shows will be here all this week at the corner of Fifth and Market streets.

Homes of Americans in Managua Specially Guarded

Managua, Nicaragua, June 25.—The Government has placed the American Consulate and the residences of several Americans under special police protection, having learned that Consul Olivares was preparing to leave with some American friends on a special train to seek protection on the United States gunboat Vicksburg at Corinto, fearing for his personal safety. Although there is considerable excitement here and indignation is expressed openly against the United States, American residents are considered to be in no danger.

NEW ADVERTISEMENTS

- Gem Theater. Hasell Supply Co.—Buggies. J. H. Harris Plumbing & Supply Co.—A New Arrival. E. L. Archbell—Groceries. Bingham School. Jas. E. Clark Co.—Middy Blouses—Harness. J. L. O'Quinn, Florist—Souls. Chesapeake Steamship Co.

Home Building & Loan Association

NEW SERIES WILL BE OPENED JULY 1ST, 1910.

Par Value of Stock, \$100.00 Payable, 25c. Weekly. Those wishing to subscribe see Mr. Jno. B. Sparrow, Secretary

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