

# The Charlotte Democrat.

CHARLOTTE, N. C., FRIDAY, FEBRUARY 24, 1893.

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THIS PAPER IS 40 YEARS OLD

THE CHARLOTTE DEMOCRAT  
PUBLISHED EVERY FRIDAY BY  
J. P. STRONG.

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DRS. M. A. & C. A. BLAND,  
Dentists,  
CHARLOTTE, N. C.

No. 21 TRYON STREET.  
Jan. 3, 1893

J. P. McCOMBS, M. D.,  
Offers his professional services to the citizens of Charlotte and surrounding country. All calls, both night and day, promptly attended to.

Office in Brown's building, up stairs, opposite Charlotte Hotel.  
Jan. 1, 1893

P. D. WALKER. E. T. CANSLER.  
WALKER & CANSLER,  
ATTORNEYS AT LAW  
CHARLOTTE, N. C.

Offices, Rooms Nos. 6 and 7, Law Building  
Jan. 6, 1893.

F. L. OSBORNE. W. C. MAXWELL.  
OSBORNE & MAXWELL,  
Attorneys at Law,  
CHARLOTTE, N. C.

Will practice in the State and Federal Courts.  
Offices 1 and 3 Law Building.  
July 3, 1892.

HERIOT CLARKSON. CHAS. H. DULAC.  
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Prompt attention given to all business entrusted. Will practice in all Courts of the State.  
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Practice in all the Courts. Special and prompt attention to collection of claims, Conveyancing, Negotiation of Loans and Settlement of Estates.  
Office, first door west of Court House.  
Jan. 29, 1892

H. N. PHARR,  
ATTORNEY AT LAW.  
Office No. 14, Law Building.

Prompt attention to all business entrusted. Special attention given to claims. Practices in State and Federal Courts.  
Jan. 6, 1893.

BOYNE & BADGER,  
LEADING JEWELERS,  
SOUTH TRYON ST., CHARLOTTE, N. C.

DEALERS IN  
Diamonds, Watches, Clocks, Jewelry, Silver and Plated Ware.  
Special attention given Repairing Fine Watches.  
March 6, 1892

JAS. ARDREY BELL,  
Attorney-at-Law,  
CHARLOTTE, N. C.

Careful attention given to all legal business. Office Law Building, No. 6.  
Jan. 10, 1893.

JOHN FARRIOR,  
NO. 3 NORTH TRYON STREET, CHARLOTTE, N. C.  
WATCHMAKER AND JEWELER,

DEALER IN  
Diamonds, Watches, Clocks, Jewelry, Silver and Silver Plated Ware.

Special attention given to Fine Watch Repairing.  
March 28, 1892.

E. Nye Hutchison, J. R. M. Miller, J. P. Wheeler.  
E. NYE HUTCHISON & CO.,  
FIRE INSURANCE.

Offices—16 East Trade Street; 4 North Tryon Street, up stairs.  
Feb. 19, 1892.

THE WHITE FRONT  
DRUG STORE,  
NO. 15, SOUTH COLLEGE STREET,  
Keeps a well assorted stock of all articles usually kept in a Drug House

J. B. ALEXANDER,  
The Poor prescribed for free.  
April, 8, 1892.

PICTURE FRAMES.  
A large assortment of NEW PATTERNS of picture frame MOLDINGS, just received: Oak, Cherry, and Gilt wood Moulding. Call and see the new MEZZOTINT PHOTOGRAPHS

J. H. VAN NESS,  
March 11, 1892. 21 North Tryon Street.

R. F. DAVIDSON,  
REAL ESTATE AGENT,  
Has on hand, for sale, improved city property, from \$800 to \$10,000. Also, vacant lots in all parts of the city, others on Catawba River and Rail Roads. Property bought, sold and rented. Collections made and loans negotiated.

For terms and location, call at office, No. 1 over A. B. Reese Drug Store,  
Charlotte, N. C.  
June 17, 1892

The telephones, the instrument invented by O. V. Broughton to enable vessels to communicate with each other at long distances, consists of a series of wires and electrical connections operated by a keyboard, by which 106, incandescent lights are controlled. The Morse telegraph produces the signals of the Morse telegraph alphabet. The inventor claims that thirty-two candle power lamps can be seen at a distance of ten to fifteen miles.

### COMMISSIONER'S SALE OF City Lots.

Pursuant to an order of the Superior Court of Mecklenburg county, N. C., made on the petition of W. A. Lucas, Administrator and Commissioner, I will sell at the Court House door, in Charlotte, N. C., by public auction, on Monday, the 20th day of March, 1893, the following City lots, to-wit: Lots numbered 702, 703, 704, 705, 706, 707, 708 and 709, in square number 98, and lots numbered 834, 835 and 836, in square number 106; also that portion of what was once E street, between 5th and 6th street, which was purchased by the intestate, W. A. Williams, from the City of Charlotte, N. C., and is numbered 106; also that portion of what was once E street, between 5th and 6th street, which was purchased by the intestate, W. A. Williams, from the City of Charlotte, N. C., and is numbered 106; and then all the lots in each square will be sold to gether as a whole.

The terms of the sale are one-fourth cash, balance payable on the 15th day of November next, with interest at 8 per cent. from day of sale; title reserved until all the purchase money is paid.

The plot of these lots may be seen at the office of Jones & Tillett, Attorneys. This sale is made by order of Court to make assets for payment of the debts of the estate.

W. A. LUCAS,  
Administrator and Commissioner.  
Feb. 16, 1893. 5w

### Notice of Execution Sale.

North Carolina, Mecklenburg County. In the Superior Court.

E. H. Williams, plaintiff, against D. C. Wilson, defendant.

By virtue of an execution directed to the undersigned, from the Superior Court of Mecklenburg County in the above entitled action, I will on Monday, the sixth day of March, 1893, at 12 o'clock M., at the Court House door, in the City of Charlotte, sell to the highest bidder, for cash, to satisfy said execution, all the right, title and interest of the above named defendant in and to the following described real estate, to-wit: A certain tract of land lying and being in Morning Star Township, County and State aforesaid, adjoining the land of Philip Fisher, deceased, Lem. Fowles, Hugh Heims, G. Medlin and others, containing seven and one-half (7 1/2) acres, more or less, and being the same tract which was levied upon by virtue of a writ of attachment, issued in the above entitled cause, by S. B. Smith, Justice of the Peace. This, the 31st day of January, 1893. Feb. 3, 1893-5t Z. T. SMITH, Sheriff.

### Commissioner's Sale of Land.

By virtue of a decree of the Superior Court of Mecklenburg County, I shall on Monday, the 6th day of March, 1893, at 12 M., at the Court House door in Charlotte, N. C., sell to the highest bidder at public auction, the following valuable tracts of land: 1. The Home Tract of the late J. N. Alexander, situated in Sharon Township and containing one hundred and twenty-four and one-half acres; 2. The tract known as the Hill Tract, adjoining the Home Tract, and containing 14 acres; 3. The tract known as the lands of A. G. Kirkpatrick, H. K. DeArmon and others, containing 77 acres; and 4. An undivided one-half interest in the tract, known as the Houston Mine tract, situated in the Orchard Township, containing 23 1/2 acres. Said lands will be sold to make assets to pay debts of and charges upon, the estate of I. N. Alexander, deceased.

Terms of Sale—One-fourth cash, balance to be secured notes of one and two years time, with interest at 8 per cent. Purchasers may anticipate payments.

H. N. PHARR,  
Commissioner.  
Jan. 27, 1893. 6w

### Commissioner's Sale of Land.

By virtue of a decree of the Superior Court of Mecklenburg County, I shall in a special proceeding in which Mary Hunter was plaintiff and Philip Claiborne is defendant, I will on the 27th day of February, 1893, sell at public auction, to the highest bidder, at the Court House door, in the City of Charlotte, all of that tract of land, located in Pineville Township, Mecklenburg County, adjoining the lands of Springs, Younts and others, containing 91 acres, and particularly described in said mortgage, which is duly recorded in the Register's office for said County, in book 48, page 137, to which reference is hereby made. This the 17th day of February, 1893.

E. T. CANSLER,  
Assignee of Mortgages.  
Jan. 30, 1893. 6w

### SALE OF LAND

By virtue of an order of the Superior Court of Mecklenburg County, February Term, 1892, in the case of B. Barringer and J. McAden, Trustee, against T. K. Sammonds and wife, I will sell at the Court House door, in the City of Charlotte, on Monday, February 27, 1893, (Court week) at public auction, all that tract of land lying in Mecklenburg County, adjoining the Caldwell, Norwood, C. Brown and McLean lands, containing six and one-eighth acres, and known as the Thos. K. Sammonds' Sharon church tract.

Terms cash. JAS. A. BELL,  
Jan. 20, 1893. 6t Commissioner.

### Administrator's Notice.

Having qualified as administrator of M. P. Miller, deceased, late of Mecklenburg county, North Carolina, all persons having claims against the estate of said decedent are hereby notified to exhibit them to me, on or before the 15th day of February, 1894, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate are notified to make immediate payment to me. This, the 5th day of February, 1893.

H. N. PHARR,  
Administrator of M. P. Miller, dec'd.  
February 10, 1893. 6w

### Administrator's Notice.

Having qualified as Administrator of the Estate of the late W. D. McClure, I hereby notify all persons having claims against the said estate to present them to me on or before the 15th day of February 1894, and all persons indebted to the estate are requested to make immediate payment. This, the 10th day of February, 1893.

NANCY J. McLUCKE,  
Administrator.  
Feb. 10, 1893. 6w

### Knelling at the Threshold.

I'm kneeling at the threshold, weary, faint and sore,  
Waiting for the dawning, for the opening of the door;  
Waiting till the Master shall bid me rise and come  
To the glory of His presence, to the gladness of His home,  
A weary path I've travelled, 'mid darkness, storm and strife,  
Bearing many a burden, struggling for my life;  
But now the morn is breaking, my toil will soon be o'er,  
I'm kneeling at the threshold, my hand is on the door.

Methodists I hear the voices of the blessed as they stand  
Singing in the sunshine of the far off sinless land;  
Oh, would that I were with them, amid the shining throng,  
Mixing in their worship, joining in their song.  
The friends that started with me have entered long ago;  
One by one they left me struggling with the foe;  
Their pilgrimage was shorter, their triumph longer won.  
How lovingly they'll hail me when all my toil is done.

With them the blessed angels, that know no grief nor sin;  
I see them by the portals, prepared to let me in;  
O Lord, I wait thy pleasure, thy time and way are best;  
But I'm wasted, worn and weary—O Father, bid me rest.

—W. L. Alexander in *Christian at Work*.

### Wonderful, but True.

Two persons may be born at the same place and at the same moment exactly, and yet, after fifty years have rolled around, they may both die at the same instant, and still one may be more than 100 days older than the other.

I think I hear some one say "Impossible!" and "how could such a state of affairs be brought about?" but it is not impossible; it is simply an astronomical and geographical fact, very easily proven. A calm reflection shows this oddity turns on a very obvious problem in circumnavigation.

Suppose now, that two persons were born at the same instant in Philadelphia, from whence a train around the world may easily be made in one year; if one of these persons constantly goes toward the west, in fifty years he will be fifty days ahead of them.

One, therefore, will have seen 100 days more than the other, though they were born at the same instant, lived continually in the same latitude, and died together.

### Administrator's Notice.

Notice is hereby given to all whom it may concern, that I have qualified as Administrator of Col. Wm. A. Williams, dec'd; all persons having claims against said estate are hereby notified to present the same to me, at 601 East Trade Street, in the City of Charlotte, or at my place of residence in Sharon Township, within the time prescribed by law, or this notice will be pleaded in bar of their recovery, and all persons indebted to said estate, are hereby notified to come forward and settle the same. This the 14th day of February 1893.

W. A. LUCAS,  
Administrator.  
Feb. 10, 1893. 6w

### LAST NOTICE!

WEED IT!

We have over SIX HUNDRED UNPAID Accounts and Notes on our Retail Ledgers.

We do not intend to carry these over another year. If you wish to save yourself COSTS come and pay us at once. To those whom the Law cannot make pay, we will say, if you wish to save your credit come and pay us.

us. We must have the money.

DO NOT FORCE US TO ADD COSTS.

Yours truly,  
BROWN, WEDDINGTON & CO.

Dec 2, 1892.

### E. M. ANDREWS,

WHOLESALE AND RETAIL DEALER IN  
Furniture, Pianos and Organs.

THE LARGEST STOCK  
—IN THE—

### Two Carolinas.

Styles are all new and artistic. Nothing like my Styles and Prices ever heard of in this country. I guarantee TO SELL YOU

Furniture, Pianos and Organs  
For less money by far than you can buy in ANY OTHER MARKET.

DO YOU WANT PROOF.  
Then get other dealers prices and then compare see me, or write for prices and catalogues.

Come to see me when you want to buy Furniture, a Piano, or an Organ.

And whatever you do not buy elsewhere before seeing my prices. I will save you money and guarantee what you buy.

Write me for prices and terms.

E. M. ANDREWS,  
Furniture, Piano and Organ Dealer,  
16 and 18 West Trade St.,  
Jan. 16, 1893. Charlotte, N. C.

### Mr. MacDonald's Mistake.

W. H. MacDonald of the Bostonians had proposed an offer of marriage to the young lady now his wife twice, and there was an intermission of five years between the two events. The young woman lived in a quiet suburban village, where Mr. MacDonald was seen frequently. One evening, as the young couple were saying soft phrases, the twilight deepened and the crickets began to chirp. When Mr. MacDonald was in a sort of trance the village choir, in a block away, began practice for the next Sunday's services. The subdued vocalization from the near-by church fell on unheeding ears, so far as the young man was concerned. He was looking into a pair of blue eyes and listening to the crickets. After some silence the young lady spoke. "Sounds delightful!" she exclaimed, "sitting out here in the dusk."

"Charming," he replied. "And do you know they make that noise with their hind legs?"

To Mr. MacDonald's astonishment his companion bounced out of the hammock, placed at him for a second, and ran into the light across the Avenue, a tunnel which was found inoperative to reduce the grades for a short distance on either side of the front to such a rate that the locomotives could be worked by adhesion—rack rails consequently being laid over.

A new field of usefulness has been discovered for the mule, whose kick is hard, but his skin is soft. Mule-skin shoes for men are becoming sought after. The extraordinary qualities of fineness and fibre of the mule's skin have brought it to the front for upper leather, with a cost of production so reasonable as to bring it within the reach of all.

The Mormon Tabernacle in Salt Lake City is the most perfect whispering gallery in the world. It beats the domes of St. Paul's and the Washington Capitol. The dropping of a pin into a plug hat at one end of the huge structure is distinctly heard by persons at the other end.

A recent idiosyncrasy is that of the crank who has published a book of several hundred pages in which there is not a period or comma of literary curiosities all is done with a crow quill.

When a little Maine girl reached home last Sunday her father asked her how she liked the minister and sermon. She thought a moment, and then replied, "Well, sometimes he spoke real easy, just as if God was in the church, and then he hollered as if God was a hundred miles away."

Age is not all decay; it is the ripening, the swelling of the fresh life within, that withers and bursts the husk.—George MacDonald.

Carpenters, builders, laborers, and all mechanics, who are particularly liable to cuts, bruises, wounds, sprains, overstraining, etc., should have close at hand a bottle of Pond's Extract. Its beneficial result is almost instantaneous. No remedy is equal to it. But great care must be taken that Pond's Extract is obtained and not any cheap imitation.

### Administrator's Notice.

Having qualified as administrator of Mrs. Julia Starke, deceased, all persons having claims against the estate of said decedent are hereby notified to present them to me on or before the 4th day of February, 1894, or this notice will be pleaded in bar of their recovery. All persons indebted to said estate will make immediate payment to me. This the 1st day of Feb. 1893.

H. N. PHARR,  
Administrator of Mrs. Julia Starke, dec'd.  
Feb. 3, 1893. 6w

### A FINE LOT OF FURNITURE.

ORDERED ESPECIALLY FOR  
THIS SEASON'S TRADE.

Beautiful 16th Century Plush Rockers.

16th Century Rattan Rockers.

16th Century Tables

All are of exceedingly handsome patterns. The very latest things out, and

There are no more tasty presents to be found anywhere. Call and see.

BURGESS NICHOLS,  
Furniture Dealer.  
ct. 28, 1892.

### Welcome the Stranger at Church.

The following problem is of sufficient importance to demand a special paragraph. If we were away from home amongst strangers, at the close of an earnest faithful sermon, would any of us feel it an intrusion to be spoken to, welcomed, and invited to come again? The act would be deemed acceptable Christian kindness by all; and yet we stand back, afraid that another would not so regard it. Other people are strikingly like us, and touched by the same thoughtfulness.

A short while ago, a young lady of more than ordinary culture and ability found herself on the Sabbath out of reach of any church of her denomination save a poor little German one. She went there an entire stranger, somewhat depressed by her solitariness. She was met by an old lady at the door, who cordially welcomed her, forgetting in genuine Christian courtesy that her own dress was poor while that of the stranger was of rich material. At the close of the service many others spoke to her, assuring of their pleasure in seeing her. She left that little church with her heart warmed and refreshed, and expressed her purpose to return there again when she felt the need of Christian sympathy.

For speedy and large returns for outlay of time and effort, a welcome to strangers in church offers a capital investment. There are but few risks—not one in a thousand. Try it, and test the efficacy of the Golden Rule.—*Sunday School Times*.

The society girl whose limp energies make it impossible for her to help her maid slew around the furniture will no doubt be surprised to learn of the latent energy she possesses. The calculation runs this way: "An average walk takes one over or about three-quarters of a mile, and a square dance makes you cover a half mile and a gallop equals a good mile, at a run. Count for yourself how much a girl with a well filled programme traverses in an evening. Twenty dances is the average. Of these about nine are waltzes. There, at once, are nine miles. Three gallops and she has done twelve miles. Five other dances at a half mile apiece, which is hardly a fairly big estimate, brings her close upon fifteen miles, to say nothing of the intermission stroll in the garden and the trips to the dressing room to renovate one's gown and complexion."

La grippe has made such terrible ravages among us that the smile that once arose when reference was made to it has now changed into a grave and serious expression. The family drug store should be kept well stocked, for it may contain something which shall prove to be invaluable in relieving the sufferer before the doctor could be summoned. Four grains of quinine taken every three hours until the temperature is normal, should speedily allay the fever. A mustard plaster or linseed poultice will be found to be very soothing when there is much pain, while a hot-water bottle will soothe the blood, flowing properly through the body. The trouble with many people is that they never think of taking care of themselves until the malady is an established fact.

In some of the New England towns and villages it is still customary to ring a church or factory bell at 9 o'clock at night, and no further back than war times it was a general practice in cities of over 20,000 people. The custom perpetuates the curfew (*couvre feu*, cover fire) of William the Conqueror's time, when church bells were rung to notify the people that it was time to bank the fires and put out the lights.

There is a strong New England element in Brooklyn, and it may be owing to this fact that the practice has been maintained in the neighboring city of ringing the City Hall bell at 9 o'clock every night. It is a good thing on some accounts, because it enables the residents of the vicinity to set their clocks and watches.—*Sun*.

A parish wrote concerning the wife of a minister, wishing to know whether or not she could lead the women's prayer meeting, preside over the sewing society, speak in public on temperance, and head the social purity campaign. The gentleman consulted made reply that they had left out one important matter upon which he must have exact information before further proceeding; they had forgotten to say what salary they intended to pay the minister's wife.

In Scotland, once, a drunken man met a clergyman chasing his runaway dog on Sunday. "Tammas," said the breathless clergyman, "I am sorry to see you in this condition. But whistle for my dog; he is running away." Tammas regarded the speaker with gravity, and said: "Whistle? I may drink whisky, but I'll no whistle for any dog on the Lord's day!"—*Philadelphia Record*.

The THREE C's R. R.—A decree ordering the sale of the Charleston, Cincinnati & Chicago railroad has been filed in the U. S. Court. The sale will take place in Charleston, May 2nd, 1893, minimum price fixed being \$50,000. Bidders are to deposit certified checks for \$25,000. Receiver Chamberlain is appointed special master to conduct the sale. The property will be sold subject to the right, title and interest of the Finance Company of Pennsylvania.

All Free.

Those who have used Dr. King's New Discovery know its value, and those who have not, have now the opportunity to try it free. Call on the advertised Druggist and get a Trial Bottle, Free. Send your name and address to H. E. Bucklen & Co., Chicago, and get a sample box of Dr. King's New Life Pills Free, as well as a copy of Guide to Health and Household Instructor Free. All of which is guaranteed to do you good and cost you nothing. For sale by Burwell & Dunn, wholesale & retail, and at Jordan & Scott, wholesale & Drug store.

### The Statute of Limitations as Applicable to Land.

JUDGE R. W. WINSTON.

"Possession is eleven points in law," wisely spoke Colley Cibber. At least so it often proves in many an action to recover real estate.

What is its meaning? Why simply that the man in possession of land is entitled to hold and possess it until the plaintiff show a good title not only against him, but also against the whole world.

The theory of our law is that the State owns all that land; and so, ordinarily, when an action is brought to recover land the party bringing the action must show that the State has parted with its title.

In passing, we may remark, that this is the reason that authorizes the State through its sovereign representatives, the General Assembly, to grant the power to certain agencies to condemn private lands against the will of the owner. This is called the State's right of Eminent Domain. In other words, when the State grants any of its land, and all lands in this State are held under a grant actually made, or presumed to have been made, by the State, it is with the reservation that at any time the State may re-acquire its ownership, if necessary for the public good, by making just compensation.

When a railroad is chartered it is given the right to condemn land for its right of way. That is to say, the State delegates its right of eminent domain, and the company exercises this right of sovereignty.

This plays a very important part in building up and upholding titles to land. Some one has sagely said that time, which is constantly destroying and removing evidence in all other cases, is silently strengthening the chain of his title, who is in possession.

We will not stop to consider the ways of showing the title out of the State, as it is little general interest; suffice it to say, however, that time will deprive even the State of its title. For example, if one be in the possession of land under known and visible boundaries, for thirty years, having no deed at all, not when the State can dispossess him, and if he have a deed for the same land, and hold the land openly, continuously, hostilely and exclusively for twenty-one years the State is barred.

The courts do not look with disfavor upon the plea of the statute of limitations as applicable to land; and so it does not like the same plea when applied to other cases. For, by the word "limitations," in this connection, is meant, "simply the period of time which the statute of law during which a title may be acquired to property by virtue of a simple adverse possession and enjoyment."

In this State, when a person in possession of real estate, shall have been possessed of the same under known and visible lines and boundaries exclusively and adversely, and under colorable title for seven years, he has acquired such a title to the land as to perpetually bar the claim of all persons, unless they labor under the disabilities of which we spoke in our last talk.

This is a most useful provision of our law, and cures the defects in many a deed. Let us consider the language of the statute. In the first place, will observe that the person must be in the actual occupancy of the land; of course the occupancy of a tenant or an agent would serve equally well. Next, that he must occupy the land under a deed or paper which is "color of title." Now, what is "color of title?" The Supreme Court of the United States says: "The courts have construed it to be believed, without any exception, in defining 'color of title' to be that which in appearance is title, but which in validity is no title." For example, a deed, not registered, is not a valid deed, still it constitutes color of title, and is sufficient for the man in adverse possession of land to build his title upon.

So also, a deed not under seal is imperfect as a deed, but it is color of title. So the deed of an infant is "color of title," or the deed of an insane man is "color of title." Even the deed of administrator is "color of title." But the possession must not only be under color of title, it must also be under known and visible lines and bounds. We all understand what this means.

It is not necessary that the metes and bounds shall be actually set out in the paper, for if the paper, relied on as color of title, refer to the land as such as color of title, refer to the land as such as color of title, for example, Mount Vernon, and if the metes and bounds of such tract be known this is sufficient. Again, the person in possession must claim the land as his own; that is to say, he must put the real owner, if there be one, on guard, and by acts and conduct must show him that his title is called into question. Or, as the books have it, he must "keep his flag flying." His possession, hence, must be open, hostile, and continuous. Our courts have said that building a shed, quarrying a rock and cutting wood to burn lime on the premises, uninterrupted for seven years, made the holding adverse. But to feed hogs occasionally on the land did not. Nor did the occasional outing of timber and quarrying stone. We will, at once, see that, if a tenant is in possession of our land, no matter how long he stays, his holding is not adverse. The statute says that even if the tenant get a deed to the land from some other person, it is not colorable title, and will not avail him unless he stays in possession twenty years after his rental expires.

So if two are tenants in common of a tract of land, the one being in the actual possession and the other not, and the one in possession collect and appropriate all the rents and manage the whole land as his own and claims it as his land, still his holding is not adverse to his co-tenant; certainly not until twenty years have passed.

Finally the period of such possession must be the seven continuous years preceding the action. But if the combined possession of several successive owners make out the seven continuous years under color it will suffice.

Such possession as we have just described will not only bar another of his

right to recover the land against us, but it will also actually build up a title, not otherwise good, in us.

Indeed, such title is available for the plaintiff in an action. He cannot be in possession when he sues, but he might build up such title by previous adverse possession. We have many defective titles in our State at the present, and it behooves us all to look carefully to our title deeds, which are our monuments of title, otherwise the number will increase.

Certain rules in purchasing land ought to be strictly adhered to:

1. The title ought to be searched and examined by a competent attorney and abstracts made to accompany the deed.

2. The deed itself should have apt words of conveyance, and should be in proper form.

3. If purchasing land from a married woman, do not fail to pay the purchase money to her in person, and to have her privity examination properly taken. In dealing with a