

Zeb Green Pleads for Cement Roads

Marshville Man Answers Bivens, and Tells How Satisfactorily Plan Works in Other Communities.

To the Editor of The Journal:—It is said that there is no such thing as good luck. Maybe there isn't, but there is such a thing as good accident, such as happens to a man who owns a tract of land where a town is built on a newly constructed railroad line. He has wealth rest upon him and reaps rich harvest of values where he had not sown. Next to the fortunate creature of chance or accident who gets rich selling farm lands for town lots, is the man who owns lands through which a state or national highway is built. This sort of accident has as yet come to comparatively few land holders in North Carolina. The first hard-surface highway in the state was built between High Point and Greensboro. There are a few concrete roads leading out of Asheville, extending a few miles beyond the city limits. An eight-mile hard-surface road is nearing completion between Raleigh and Cary and other short sections of concrete roads are under process of completion in the eastern part of the State.

There is no way to estimate the value of a permanent hard-surface road as a community asset. If the foundation is properly laid and a good mixture of cement is used such a road will last for hundreds of years with very little maintenance cost. My only regret is that we do not consider ourselves able to construct more permanent hard-surface roads. While the cost of forty thousand dollars a mile may seem like prohibitive figures, my own estimate is that most of the counties of the State are able to pay the county's proportion of the cost of one State highway, built of concrete, through the county, and that it could be an asset that would ultimately be worth more than its cost.

The usual method of financing the construction of these expensive state highways is co-operation between the county, State and national government, each of the three units paying a portion of the cost of construction. There is unavoidable discrimination under this system. That is to say, tax money that is derived from the county as a whole, is used only in the few favored sections through which the main highways are built, and thousands of tax payers in county and millions in the State and nation seldom travel over these main highway arteries. This discrimination, as I have said, unavoidable in our pioneer period of State and national highway construction. But there is one weak point in the law that governs the construction of the more expensive and valuable hard-surface roads, in that it does not provide for compulsory aid from abutting land-holders and nearby land holders who are easily accessible to the hard-surface artery of commerce on whose land values are doubled and more than doubled solely as incidentally result of a forty-

thousand-dollar-per-mile investment in the community.

There is certainly no injustice to property owners in applying this principle and it is no new scheme. It is identically the same principle that is in operation in every town and city in this country that has hard-surface streets, and every argument which Mr. Bivens makes against it can with equal consistency be made against requiring abutting property holders in towns and cities to pay for a certain per cent of paving the streets with hard-surface. Just as farm land on a hard-surface highway "will not produce a boll more cotton or an ear more corn by reason of the road," likewise the town gardens and truck patches will not produce any more vegetables by reason of the hard-surface streets. Of course the abutting property is greatly enhanced in value. Occasionally an old man sees the "home of his childhood and heritage of his father" take on its part of this enhancing community value, as a result of substituting permanent hard-surface for red mud in the street, but has anybody ever heard of a man in his right mind weeping over enhancing values or selling the old homestead in town because he was assessed a certain per cent of the cost of putting down the hard-surface, which rarely ever amounts to one-tenth the enhanced value that has come to the property as a result of the investment? For instance, in the town of Monroe, which in recent years has converted many of its principal streets from dirt and mud into the cleanest streets in the State was there any injustice in requiring the abutting land holders in town to pay part of the cost? As yet there are many resident streets in Monroe that are not hard-surfaced. To require the property owners on the unpaved streets to pay as much of the cost of paving on as streets remote from them as the resident beneficiaries pay, would be gross injustice—the kind that is not tolerated by any creditable town or city government.

Moreover, this idea of co-operation for the promotion of mutual interests has been voluntarily adopted in many rural localities. In financing the construction of the new hard-surface road between Raleigh and Cary the citizens residing in an area within a certain distance of the road, including Cary township and a part of Raleigh township, voluntarily voted upon themselves bonds to the amount of several hundred thousand dollars to pay a small portion of the cost of construction, the State and national funds being drawn upon for the major portion of the cost. When the writer was in Cary a few weeks ago the old homesteaders were not offering to sell old, notwithstanding the road has added nothing to the productive value of their lands, but there was a spirit of rejoicing over their valuable

community investment, in total disregard of higher taxes. In Randolph about two hundred miles of gravel surface roads were constructed a few years ago. They do not compare in value with hard-surface roads, but the land holders in the communities through the roads were built voluntarily aided in building the roads to the extent of about half the cost. In other words, they voluntarily helped to construct roads through their respective communities and as a result of enhanced values are paying higher taxes, but the old homestead seemed to be contented the last time I passed through that county and some of them related with manifest feelings of pride the story of how the spirit of co-operative community service became active with hundreds of men and teams hauling gravel surface and spreading it on the road beds as a very valuable community investment. I wish I had more reason to be hopeful that the Wilmington-Charlotte highway through this county will be hard-surfaced some time in the near future.

I would like to see Marshville, Monroe, and Vance townships voluntarily vote bonds upon themselves to pay a portion of the cost, if the major portion can be obtained from federal and state funds. In my contention for the application of the principle of compulsory aid from land holders along a highway that is to be hard-surfaced I have not meant that it be applied literally and solely to the lands that touch the highway. A fair way would be to grade the assessments higher on lands directly on the highway and diminish the rate on the outlying lands that are enhanced in less proportion. This would be so complicated in administration that the townships unit could be more readily administered.

Land values are acquired more from environment and community life and community assets than from productive capacity. Some of the fertile alluvial lands in eastern North Carolina can be bought at from ten to twenty dollars per acre, in unsettled communities.

But in some counties where residences are close together, where roads are good and where schools are accessible, lands that are no more productive than the ten to twenty-dollar acre lands bring \$150 per acre.

There is no investment that will add more community value to lands, and add it more quickly, than the construction of a hard surface road through a community, and I believe I am safe in saying that the immediate enhancement has never been less than a hundred per cent. Therefore, my previous illustration in which John Smith's ten thousand dollar tract of land had acquired (at the expense of all the tax-payers) ten thousand dollars additional value was not overdrawn. I want John not only to pay taxes on the ten thousand which the State has given him, but I want him to have enough regard for the principles of equity and justice to pay a thousand dollars, in easy installments, under long time bonds, as a small part of this valuable investment. This will leave him nine thousand dollars net, with a possibility of further enhancement as the years go by. And for his own financial welfare I would urge John not to sell. That additional nine thousand will be worth vastly more to his estate than a big life insurance policy and will cost much less to carry. And as a further token of appreciation for state discriminations in his favor I

think John should double his donations to the preacher's salary.—J. Z. Green.

Getting Ready for the Wedding at Marshville

Marshville, Aug. 23.—Miss Mary and Masters Sam and James Harrell of Atlanta are visiting relatives here. Dr. E. S. Hamilton of Charlotte spent the week-end here with relatives.

Mrs. R. H. Cunningham of Monroe and her children spent the week here with Mrs. Annie Bailey.

Mrs. E. H. Moore spent Saturday in Charlotte.

The social interest of the week is centered upon the wedding Wednesday morning of Miss Bess Hallman and Mr. Roy Marsh. A number of out of town guests have arrived to be present among them being Misses Gertrude Hunt of Greensville, S. C., Virginia Garrell of Wake Forest, and Elsie Brantly of Spring Hope. These young ladies were school mates of Miss Hallman at Meredith College and are an unusually attractive set of girls.

Mr. R. D. Marsh of Paeleland S. C. arrived to be present at the marriage of his brother Mr. Roy Marsh Wednesday.

Messrs. Henry Marsh and Berge Green have returned from a weeks stay in the mountains.

The Marshville school which was scheduled to open this morning will not open until Wednesday at 1:30 P. M. owing to the work being done on the building. There will be no formal opening, as in view of the new building soon to be erected the old auditorium has been converted into class rooms. The faculty will consist of Prof. B. L. Biggers, Superintendent, and ten assistants as follows: Misses Louise Foy, of Mt. Airy; Elizabeth Anderson, Mars Hill; Ada Faircloth, Stedman; Lola Hood, Matthews; Eunice Watson, Roxobel; Violet Russell, New London; Mittie Green, Marshville; Mrs. L. E. Huggins, Marshville; Mrs. F. W. Ashcraft of Marshville, director of music assisted by Miss Rachel Haynes of Mt. Airy. This is the largest number of teachers ever employed for the Marshville school and needless to say each teacher comes highly recommended and is capable of maintaining the high standard set by the school for the past few years.

For once Marshville cannot complain of being dusty. This is so unusual and also so very pleasant that no one has any inclination to fuss at the frequent showers, the mud, or even the "skooters" which are infesting the town. Almost any thing is preferable to the dust.

Mr. B. C. Harrell is spending some time at home before returning to the University of N. C. in the fall. Mr. Harrell has been doing extension work for the University during the summer. He will be captain of the Varsity foot ball team this year.

Mr. Homer Leonard is spending some time with his parents here before returning north to conclude his studies in pharmacy.—Mrs. J. S. H.

Conversation Superfluous.

"Can your little baby brother talk yet?" a kindly neighbor inquired of a small lad.

"No, he can't talk, and there ain't no reason why he should talk," was the disgusted reply. "What does he want to talk for when all he has to do is yell a while to get everything in the house that's worth having?"—New York Evening Post.

At a banquet given by a large body of educators the speaker of the evening arose, and began his address with the words: "Long live the teacher!" He was interrupted by a tall emaciated young man who arose from the rear of the room and in a sepulchral voice queried: "On what?"

NOTICE.

North Carolina, Union County—In the Superior Court. Henderson Roller Mills Co., Inc., vs. Rosenbaum Brothers, Inc., et als. To Rosenbaum Brothers, Inc., take NOTICE:

That an action entitled as above has been commenced in the superior court of Union County, North Carolina, by the plaintiff to recover the sum of \$1500.00 damages to two car loads of corn purchased by plaintiff from you, which was damaged and did not come up to contract, and you are furthermore notified that a warrant of attachment was issued by said court on the 13th day of August, 1920, against the property of said defendant and levy was made upon the proceeds derived from two certain drafts paid by the plaintiff to the First National Bank, Monroe, N. C., drawn by you for the purchase money of said two cars of corn, which said warrant of attachment is returnable on the 20th day of September, 1920, and you are hereby required to appear at the office of the undersigned clerk of the superior court of Union county, North Carolina at the court house in Monroe, N. C., on Monday, the 20th day of September, 1920, and answer or doer to said complaint or the relief demanded therein will be granted.

Herein fail not at your peril. This the 13th day of August, 1920. R. W. LEMMOND, C. S. C. John C. Sikes, Atty for Plaintiff.

SALE OF LANDS NEAR WINGATE, NORTH CAROLINA.

Under and by virtue of a judgment of R. W. Lemmond, Clerk of the Superior Court of Union county, made in a special proceeding wherein the heirs at law of Ann Long and others are parties and being entered on Special Proceeding Docket No. 58, to which reference is hereby craved, we will on

Monday September 6th, A. D. 1920, at twelve o'clock P. M., at the court house door in Monroe, N. C., offer for sale at public auction to the highest bidder for cash all of that tract of land lying and being in Union county, N. C., near the town of Wingate, N. C., and described as follows:

Beginning at an iron stake, Martha Handren's line, and runs with her line S. 1/2 W. 7.45 chs. to a P. O. stump on southwest side of road, H. P. Meigs corner; thence with the line and said road S. 45 E. 4.25 chs. to a P. O. H. A. Redwine's corner; thence with the line N. 47 1/2 W. 2.25 chs. to an iron stake in a cypress tree; thence with McCall's line N. 1/2 E. 9.16 chs. to an iron stake in a cypress tree; thence a new line S. 87 W. 4.25 chs. to the beginning. containing 1.74 acres, more or less, and being L. No. 8 in the division of the Estate of Ann Long estate lands.

Bidding to begin at \$750.00. This the 13th day of August, A. D. 1920.

J. C. M. VANN and JOHN C. SIKES, Commissioners, Armfield, Maness & Vann and John C. Sikes, Atty's.

SIKES CONGRATULATED.

Monroe Lawyer Was Largely Responsible For the Conviction of Cotton Swindlers.

(Monroe correspondent in the Charlotte Observer.)

Attorney John C. Sikes is receiving congratulations of his friends for having won the case against the Savage Cotton company and allied interests which was tried at Anniston, Ala., federal court this week. All of the defendants were convicted. Mr. Sikes uncovered the evidence which turned the case against them and so recovered for his efforts many thousand dollars as well as getting for the conspirators heavy fines and prison sentences.

An old lady, after waiting in a confectionery store for about ten minutes, grew grossly impatient at the lack of service.

Finally she rapped sharply on the counter. "Here, young lady," she called, "who waits on the nuts?"

RHEUMATISM

Torturing Pains and Swollen Joints Vanish When Rheuma is Used or Money Refunded.

If there are any rheumatic sufferers who have not availed themselves of this generous offer they should do so at once.

If Rheuma, the guaranteed prescription for rheumatism in any form, does not give quick and joyful relief the cost, small as it is, will be gladly returned without any quibbling or red tape.

Rheumatism is a dangerous disease, and anyone who has the slightest sign of it should drive it from the system as quickly as possible. This is what Rheuma did for many.

"I have been laid up for one year with chronic arthritis," says one sufferer. "I had doctors galore, also spent four months in a sanitarium, but had practically no relief. Then I started taking Rheuma. Now I can go without crutches or other aid, which I could not do for the last nine months. I highly recommend it, and would gladly answer any questions asked on receipt of stamp for postage."—Thomas H. Eddy, Schuylerville, N. Y.

Rheuma is absolutely harmless and thoroughly reliable because it is non-discovery that has forced rheumatism to yield and disappear. It is recommended and sold on the no-cure-no-pay plan by the English Drug Company, Monroe, N. C., and good druggists everywhere.

NOTICE.

Having this day qualified before the C. S. C. of Union county as administrator, et al., on the estate of Mrs. Nannie Redwine, dec'd, this is to notify all persons holding or having claims against the estate of no tenentrix to present same to me duly proven on or before the 21st day of August, 1921, or this notice will be pleaded in bar of recovery. All persons owing said estate are required to make prompt settlement with the undersigned and save costs.

This 19th day of August, 1920. V. C. REDWINE, Admr. et al. of Mrs. Nannie Redwine, dec'd.

Chesty de Nut HE IS A BETTER "BARE-BACK RIDER" THAN "AVIATOR." by F. R. Paul

