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MAY 12 TO MAY 22

STRICTLY PERSONAL
By WEIMAR JONES
—Continued From Page 2
hasn't figurately rolled up his sleeves and lit into Lennon. They say he isn't conducting the colorful, whoop-it-up campaign that won him the nomination for governor in 1948. Here is the way at least one observer explains the Scott tactics in this respect:
The former governor knows the people of North Carolina don't want a clown, or anything faintly resembling a clown, in the United States Senate. So Scott is leaning over backwards to conduct a campaign that is dignity itself.
Some of the newspapermen covering the campaign say there is little evidence that the speeches and rallies have had any effect to date—and that Scott still seems to have a substantial edge.
They add, however, that the Lennon managers hope they have so timed their candidate's drive for votes that it will reach its climax just before the balloting.
Most of them add, though that there just doesn't seem to be a lot of interest in the senatorial race; that most voters appear much more interested in who will be the next county sheriff or representative in the legislature than in whom North Carolina will send to the United States Senate.
News Making
Continued From Editorial Page
teach music and you sure have done a superb job judging by the performance Sunday. Our school system will suffer a loss if you ever leave.
North Carolina farmers' 1953 gross income from eggs and chickens, including commercial broilers, totaled \$108 million, 9 per cent above 1952.

This is the Law

By Thomas F. Adams, Jr.
(For N. C. Bar Association)
RECORDING DEEDS
In order to protect the purchasers of real property, the State of North Carolina has provided in each of its counties an official known as the Register of Deeds, whose duties include the recording of deeds conveying real property. Safety in the purchase of real estate depends largely on the prompt and proper recording of deeds.
It is entirely possible that a deed which is valid in all respects at the time it is signed and delivered to the grantee may later become void because it is not recorded in apt time in the office of the Register of Deeds in the county where the land is located. Such a deed is a deed of gift (that is, one for which nothing is paid).
The law requires that a deed of gift be recorded within "two years from the date of its execution." The term "execution" includes delivery of the deed to the grantee, who is the person to whom title to the property passes. A deed of gift may be perfectly good when executed and may pass title to the grantee, but if such deed is not recorded within two years from the date of execution, it becomes void and title to the property conveyed by the deed goes back to the grantors in the deed, or to their heirs.
A PROTECTIVE LAW
The law which provides for this reversion of title may seem a harsh one, but it was enacted to prevent greater evils. For example, look at the case of a man who had four children and decided to convey to each of them a tract of land. Prior to the time of delivery of the

deeds, a daughter became seriously ill and it was not known whether she would ever recover. So the father decided to retain the deeds until the condition of her health was known, having in mind that he might need to retain the property to care for the sick daughter if her illness continued. The father died without ever having delivered any of the deeds. An unscrupulous son knew where the deeds were kept and destroyed all of them except one conveying a tract of land to himself. He thereby gained for himself the title to the land described in the deed and an equal share in his father's remaining property, unless the remainder was apportioned by will. Then this son claimed that the father delivered the deed to him and fabricated some excuse for having kept the matter a secret from the other children. If such excuse seemed reasonable, few juries would be likely to set the deed aside unless the other children could prove that the deed was not delivered. But if this unscrupulous son claimed that the deed was delivered at a date prior to two years, he would talk himself out of court and out of the tract of land described in the deed.
CHECKS THE RECORD
In examining the title to real property, the attorney checks the record of the seller until the date the deed from him is recorded, regardless of the date that it was written and signed. He determines whether every deed or other instrument affecting the title to the property has been properly drawn and recorded within the time required by law. Upon determining that the title is clear, your deed should be recorded so that no act by any other person may thereafter encumber the title to the property purchased. The recording of your deed also protects your title in the event of loss of the original deed.

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