SEE NEXT WEEK'S PRESS

FOR

BELK'S BIG MAY 5/11

EXCITING DAYS

that will take your breath away but leave your pocketbook in good shape.

MAY 12 TO MAY 22

STRICTLY-

hasn't figurately rolled up his sleeves and lit into Lennon. They say he isn't conducting the colorful, whoop-it-up cam-paign that won him the nomi-

nation 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 any-thing faintly resembling a 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 managers hope they have so timed their candidate's drive for votes that it will reach its climax just before the balloting.

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 passes. A deed of gift may be done a superb job judging by

North Carolina farmers' 1953 property conveyed by the deed goes back to the grantors in the deed, or to their heirs. 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 recordation of deeds conveying real property. Safety in the purchase of real estate depends largely on the prompt and proper recordation of deeds.

It is entirely possible that a deed which is valid in all respects at the time it is signed 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 may have the 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 perfectly good when executed and may pass title to the granthe performance Sunday. Our tee, but if such deed is not reschool system will suffer a loss orded within two years from the date of execution, it bestimates the date of execution, to the comes void and title

A PROTECTIVE LAW

The law which provides for this reversion of title may seem 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 apparent wealth have accumu-to the time of delivery of the lated money through failure to

The Franklin Press and The Highlands Maconian THURSDAY, MAY 6, 1954 deeds, a daughter became seriously ill and it was not known taxes. In such event the federal

whether she would ever recover. government files a tax lien and this lien attaches to the prop So the father decided to retain the deeds until the condition erty conveyed by unrecord of her health was known, having in mind that he might need CHECKS THE RECORD to retain the property to care for the sick daughter if her ill-In examining the title to real ness continued. The father died property, the attorney checks the record of the seller until without ever having delivered any of the deeds. An unscruputhe date the deed from him is lous son knew where the deeds recorded, regardless of the date were kept and destroyed all of that it was written and signed. them except one conveying a He determines whether every tract of land to himself. He deed or other instrument afthereby gained for himself the title to the land described in fecting the title to the property has been properly drawn and recorded within the time rethe deed and an equal share in his father's remaining property. quired by law. Upon determinunless the remainder was aping that the title is clear, your portioned by will. Then this son deed should be recorded so that claimed that the father deliverno act by any other person may

ed the deed to him and fabri-

cated some excuse for having kept the matter a secret from

the other children. If such ex-

cuse seemed reasonable, few

juries would be likely to set the

deed aside unless the other chil-

dren 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 de-

RECORDING IMPORTANT

Whether a deed is delivered as a gift or for value received,

it is important that it be recorded by the Register of Deeds in the county where the land

lies if the grantee is to protect

his title. If the purchaser fails

to record his deed, the seller

may convey the same land to

a second purchaser, and if the second records his deed first,

On the other hand, if the

purchaser fails to record his

deed and a creditor of the seller

places a judgment on the record against the seller, the judg-

ment attaches to the land of

the purchaser, and this land

may be sold to satisfy the judg-

Often a buyer neglects to re-cord his deed because he feels

that the seller is so wealthy

that no actual risk exists. The

depression of the thirties taught

us that few men are beyond be-

coming insolvent since most

businesses are operated on a

In addition, recent tax cases

have shown that some men of

ment.

credit basis.

the property becomes his.

scribed in the deed

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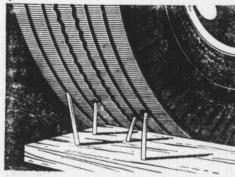
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