

International Sunday School Lesson
—for—
MAY 19, 1963

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DELIVERANCE IN TROUBLE

Memory Selection: "They cried to the Lord in their troubles, and he delivered them from their distress —(Psalms 107:6)

Lesson Text: Psalms 91: 107.

How does God sustain us in time of trouble. This is a pertinent question today for the many who in their human weakness of spirit, question the evil days that seem to have befallen them.

To say that the world is full of

fear is simply to reiterate the conclusion to which many people have already come! To deny there is cause for fear can only be done if we ignore the implications of actions and hear the news without grave questions about the future coming into our minds.

If man is to be held morally responsible for his conduct, then God cannot absolve us from the consequences of our own sinful or careless acts, or from that of others. If we drive our automobiles recklessly, we danger our own lives and the lives of others. It is an act of irresponsibility to pray that there shall be no explosion and then light a match to see if there is gasoline in the tank. God has created a universe of law and order. Violation of those laws, either through ignorance or intention, will bring inevitable consequences. God expects us to live as responsible beings. We cannot expect that God will suddenly remove a tree to prevent us from crashing into it. This would make for a world of utter confusion. It is more Christlike conduct for us to pray that God will keep us alert and

conscious of our responsibilities, than it is for us to ask for special protection from the results of our ignorance or folly.

Most of the fear throughout the world is caused, not by natural catastrophes, but by man's selfishness, ignorance, or stupidity. We cannot exploit other people, either in our own land or other lands, without becoming objects of hatred or contempt. We are inclined to blame God for our misfortunes. We are tempted to cry out, as Job cried out, that we are not being treated fairly. We believe that God was our refuge and our fortress. But something seems to have gone wrong. What is it?

Just as the friends of Job believed that his misfortune and suffering came as the result of sin, so we may have friends that who say the same thing. Job protested, and finally he and his friends learned that pain and suffering are not to be interpreted as the vengeance of an angry God. We still do not know all the causes of pain and suffering, but we have learned that pain is not necessary evil. We call it evil because we do not

W. H. Wilkie, 52, Passes; Brother Of Marshall Lady

William Howard Wilkie, 52, died in a Brevard hospital Friday, May 10, 1963 after a brief illness.

Mr. Wilkie was a native of Polk County and had lived in Brevard for some time. He was an employe of Olin Mathieson Chemical Corp., and Ecusta Paper Corp., for 22 years. He was also a former teacher and coach at Marshall High School.

Services were held at 2 p. m., Sunday in Brevard First Baptist Church.

The Rev. Harold Killian officiated. Burial was in Pisgah Gardens.

Surviving are two daughters, Mrs. Sidney Telford of Elkins, W. Va., and Miss Patricia Louise Wilkie of Skyland; a son, William H. of Oak Ridge, Tenn.; three sisters, Mrs. A. R. Walden of Landrum, S. C., Mrs. C. C. Enasley of Asheville and Miss Flora Wilkie of Marshall; a brother, Henry of Franklin; and a grandchild.

THIS IS THE LAW
(For the N.C. Bar Association)
By ROBERT E. LEE

PURCHASE OF HOME

What is the difference between a contract for the sale of land and a conveyance of land?

A contract for the sale of land merely affects the legal relations of the two contracting parties. It does not involve an actual transfer or conveyance of land from one to another. It is a two-party agreement which includes a promise on the part of the buyer to pay an agreed price in return for the promise the seller to sell and convey.

The actual conveyance of the land is accomplished by the execution and delivery of a written document called a "deed."

The written contract to buy precedes the deed. This is so because the closing of a real estate deal cannot be accomplished without the lapse of some time. The purchaser is interested in acquiring a good title to the property—a title against which there are no liens and encumbrances. Consequently, before paying his money and accepting the deed to the property, the purchase will exercise some diligence in determining the extent and condition of the seller's proprietary interest. The purchaser customarily employs an attorney to inform him as to whether there is a good title in the seller, free of all liens and encumbrances.

Tiffany on October 15, 1955, entered into a binding and enforceable contract to convey his house and lot to Powell for an agreed price of \$50,000 on December 1, 1955. Tiffany had the legal title to the house and lot at the time of the agreement and he had agreed in writing to vacate the premises prior to December 1, 1955. On the evening of November 15, 1955, without the fault of Tiffany, the house was completely destroyed by fire. May Tiffany recover from Powell a judgement for \$50,000?

Yes. Powell must pay the full contract price for the house which he never had an opportunity to enjoy.

This is the rule applied in the absence of an express stipulation to the contrary in the contract of the parties. There have been cases in North Carolina and elsewhere so holding.

The proposed purchaser is what lawyers call the "equitable owner" and he is treated for nearly every purpose as the real owner. It was the proposed purchaser's interest in the house that was destroyed, and it is he who must bear the loss.

Powell could have procured insurance that would have protected him against the loss.

Allen sells to Butler a house which is at the time occupied by a tenant. May Butler require the tenant to vacate?

The answer depends upon the type of lease the tenant has.

Ordinarily the tenant merely acquires a new landlord. The lease is not terminated and the tenant is not deprived of any of his rights under the lease.

If it is a lease for a fixed period of time in excess of three years, and has been registered, the new owner cannot acquire possession until the expiration date of the lease in the absence of a breach of terms of the lease by the tenant.

If it is a lease for a fixed period of time not in excess of three and it is not registered, the same principle applies where the tenant is in actual possession.

If it is a lease from period to period, such as from year to year or from month to month, the new owner may require possession by giving to the tenant the proper statutory notice to vacate—the same kind of notice that the former owner might have given. For example, if it is a lease from month to month, a notice to vacate may be given seven days before the end of the current month.

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E. B. Shook, 84, Native Of County, Passes In Asheville

E. B. Shook, 84, of Rt. 3, Candler, died about 12:15 a. m., Saturday, May 11, 1963, in an Asheville hospital following a year's illness.

Mr. Shook was a native of Madison County, a Buncombe County farmer 50 years, a member of New Morgan Hill Baptist Church, and a son of Augustus and Naomi Rice Shook.

Surviving are the widow, Mrs. Elizabeth Ballard Shook; three daughters, Mrs. Creed Ray of Bluefield, Va., Mrs. Jack Hyatt and Miss Ethel Shook of Candler; three sons, Hobert Shook of Weaverville, Oval Shook of Swannanoa and James Shook of Candler; two sisters, Mrs. Mary Jervis of Swannanoa and Mrs. Dessie Norton of Mars Hill; 20 grandchildren; and 22 great-grandchildren.

Services were held at 2 p. m., Monday in the chapel of Grace Funeral Home. The Rev. Alvin Ballard, the Rev. Charles Sprinkle and the Rev. Everett Sprinkle officiated. Burial was in the New Morgan Hill Baptist Church Cemetery.

Pallbearers were Hoyt and Milford Shook, Rex Hyatt, Milton Ray, Terry Rutherford and Rex Thompson.

Honorary pallbearers were Landon McKinney, Atley Reeves, G. C. Brown, W. M. Parris, Harry Nettles, Albert Gentry, Dr. C. A. Willis, James Propst, L. O. Case, Ralph Reed, William West and Leland Austin.

Flower bearers were granddaughters.

GADGET CUTS GAB

Tabiona, Utah — An answer to long-winded conversations on party lines has been provided by the Utah Basin Telephone Association. It has installed a device in seven Utah communities which warns party-line users at the end of four minutes; "You have one minute to finish your conversation." At the end of that time, the connection is automatically cut. Long distance calls are not affected.

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PRICES EFF. THRU MAY 16th

Sore Foot Out In Boone Cow Herd

Jack Boone, Madison County farmer, has found a way to eliminate sore foot in his cow herd.

M. P. Zaver, associate agricultural extension agent, explains that some of Boone's best cows in past years have come down with sore foot at base-building time.

Boone cleaned out creek banks on his farm with a bulldozer. These banks had been the dumping grounds for tin cans, barbed wire, bottles and other assorted trash for several years. By eliminating the cause, Boone eliminated the disease.

WORTHLESS

The man who gets swamped in a number of speculation schemes lives to see a lot of wreckage come to the surface.

like it. Pain can be a good servant and save us from greater suffering and death. Like Job, we must learn that because we suffer, we are not necessary victims in the hands of an offended deity.

Suffering is sometimes the result, not a sin, but of our intense love of someone else. God himself suffered in the death of his son Jesus. We dare, therefore, to believe that when we suffer, God our Father, also suffers.

When tragedy comes, it must be faced. We cannot ignore it. If we face tragedy with faith, we shall grow spiritually. If we face tragedy with despair, the tragedy is deepened and our lives are weakened. Suffering, pain, disappointment, and illness come to all of us in varying amounts and in different forms. In the happiness of the marriage ceremony, we so easily take the vow "for better, for worse, for richer, for poorer, in sickness and in health, to love and to cherish." In that happy moment, we cannot think that such things as sickness, poverty, or frightful conduct will ever mar our union. But they may, and our divorce courts are filled with people who refuse or cannot face the implications of their marriage vows. Yes, indeed, tragedy and suffering may come in so many unexpected ways. Those who face these experiences with faith are a constant inspiration to all who know them. Facing tragedy with faith may benefit others and may in turn benefit ourselves.

God delivers us not FROM our troubles but THROUGH them. Here we find the greatest miracle of God's deliverance. The troubles are faced, but faith is stronger than the trouble. Friendship with Christ deepens. He has delivered us even IN our troubles.

The apostle Paul faced many hardships for Christ. Yet he was not delivered from any of these things. But the advantage of God came to him constantly as he was facing them. God is the rock and fortress of all mankind. In Him we find our strength. He is also our friend and our guide. If we place ourselves in his hands, no harm can come to us and in Him we can find peace and power.

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