

# Store News

**Personal**

to the Luther Wilkins...  
 Leason Wilkins and...  
 Ann Wilkins of...  
 Mrs. Allen...  
 Mrs. Ralph Kelly...  
 Herring Store...  
 Mrs. Loreen...  
 Mrs. Adams...  
 Goldsboro Wed...  
**Announce Birth**  
 Mrs. W. C. Adams...  
 William Carl Jr...  
 Johnston Coun...  
 Memorial Hospital...  
 Mrs. Adams...  
 Helen Waller of Rt...  
 Olive.

of Aberdeen, Mr. and Mrs. Gorman...  
 Hill Deep Run and Mr. and Mrs. Jesse Padgett.  
 Those from Long Ridge Church...  
 attending Sunday School Convention...  
 Saturday near Pink Hill were...  
 Mr. and Mrs. Jonas Dail, Mr. and...  
 Mrs. John Kornegay, Mesdames...  
 Oddie Scott Ava Gray Price, Lina...  
 Bell Pale and Dorothy Rouse.  
 Mr. and Mrs. Ray Carter spent...  
 the weekend with her parents, Mr...  
 and Mrs. Earl Whaley at Washing...  
 ton.  
 Visiting the Gordon Ezell family...  
 Sunday were Mr. and Mrs. John...  
 R. Smith and children, Mrs. Buddy...  
 Turner and Tommy of Mt. Olive, Mr...  
 and Mrs. Norwood Ezell and family...  
 Bones Chapel and Mr. and Mrs. Mack...  
 Summerlin and girls of Kenansville.  
 Mr. and Mrs. Johnny Simpleton...  
 and family went to Statesville at...  
 the weekend for a visit with Mr. and...  
 Mrs. Jerry Walker.  
 Among visitors in the Elbert Car...  
 ter home Sunday were Mr. and

## DIG NUTRITION WALLOP... FROM MY FISH

A RECENT NEWS STORY OF SURVIVAL IN THE YUKON FOCUSED ATTENTION ON THE FOOD VALUE IN SARDINES.



RICHARD REED OF THE MAINE SARDINE COUNCIL SAYS THAT DOCTORS HAVE KNOWN FOR A LONG TIME THAT THE PROTEIN IN SARDINES IS OF EXTREMELY HIGH QUALITY. THE FAT CONTENT IS COMPARABLE TO BEEF BUT OF THE POLY-UNSATURATED VARIETY.

THE TASTY SARDINES CAUGHT IN THE COOL WATERS OFF THE MAINE COAST ARE ALSO RICH IN VITAMINS AND MINERALS.

## This is The Law

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 of ownership of land from one person 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 of the seller to sell and convey.

The actual conveyance of 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 is not 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, 1965, 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, 1965. 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, 1965. On the evening of November 15, 1965, without the fault of Tiffany, the house was completely destroyed by fire. May Tiffany recover from Powell a judgment 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 if he were the legal owner.

QUALITY JOB PRINTING CALL THE DUPLIN - TIMES.

the real estate...  
 the contract...  
 the house...  
 the loss...  
 Powell...  
 insurance...  
 the loss.

Allen calls 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 that 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 the terms of the lease by the tenant.

If it is a lease for a fixed period of time not in excess of three years, and it is not registered, the same principal 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 acquire possession by giving to the tenant the proper statutory notice to vacate - the same

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- |  |  |
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## Deaths

Mrs. Edward C. Hudson and family of Goldsboro.

Mrs. J. C. Hooten of Grifton visited Mrs. D. S. Waller and Lorena Saturday.

SCOTT STORE H. D. C.

Mrs. Helen Waller told Scott Store club women Wednesday to create a desire to lose weight and work to that goal. When Mrs. Waller, health leader presented, the demonstration on "Low Calorie Dessert", she recommended more angel food cake containing egg whites and less rich desserts which contain egg yolks, a source of more calories. Mrs. Waller said, "The question is when do we start to reduce? The answer, "now and right on."

She told members to cook less and make it more attractive so all the family will enjoy eating low-calorie foods too. She advised leaving off egg yolks in cooking and using the non-calorie sweetener, non-fat milk and stay-slim bread.

Mrs. Nannie Kornegay, family relation leader told the group to accept things as they are and have a happy outlook.

Mrs. Irvin Kornegay discussed the fashion show to be held in May. She told members where to purchase material and reminded them of the importance of the pattern and material to fit the individual.

Treasurer report was heard from Mrs. Cecil Kornegay.

Mrs. Oddie Scott urged that every one solicit additional membership to the club.

Mrs. D. L. Scott thanked those who attended the recent tree planting ceremonies at Community building.

The president Mrs. Taft Herring discussed the District meeting of April 11 at Salem Church near Fayetteville. She read an invitation from Warsaw Garden Club to the group, to attend a flower showing in the near future.

The members sang "Listen to the Mocking Bird" for opening the meeting. Mrs. Cecil Kornegay presented the devotion, "Jesus on the Cross" and offered prayer.

Mrs. Jonas Dail was in charge of a question and answer game.

Mrs. Nannie Kornegay and Mrs. Cecil Kornegay were co-hostesses and served refreshments to 15 members who were present.

## Deaths

MRS. KATIE DAIL

Mrs. Catherine "Katie" Giddens Dail, 89, widow of the late Kirby Dail, Sr. of the Summerlin's Cross Community near Mt. Olive, died early Saturday morning in Duplin General Hospital of Kenansville.

Funeral services were held at the Antioch Church near Willard Monday afternoon at 3:00 o'clock with Rev. Walter Giddens officiating. Interment was in the Church Cemetery.

She is survived by several step children and a number of nieces and nephews.

Mrs. Minnie Mathis 99, of Warsaw widow of the late C. W. Mathis died early Monday morning at the home of her daughter, Mrs. David Hudson, near Turkey after a serious illness of about two months.

Funeral services were held Wednesday afternoon at 3:30 at the First Baptist Church conducted by Rev. D. E. Parkerson assisted by Rev. Charles Tanner pastor of the Turkey Baptist Church. Interment was in Devotional Gardens near Warsaw.

She is survived by one daughter, Mrs. David Hudson of Turkey, one son Ray Mathis a senior at the University in Chapel Hill, one grand child. Two sisters Mrs. Estelle Pearson of Lumburg and Mrs. Maggie Laning of Severn, Md., three brothers Lewis A. Gavin of Dunn, Henry of Clinton and Percy Gavin of Warsaw.

WANDA K. WHALEY

Wanda Kay Whaley, two months old daughter of Mr. and Mrs. Carl Whaley died Tuesday in Duke Hospital after a brief illness.

Funeral services were conducted at the Penecostal Freewill Baptist Church Thursday afternoon at 3:00 o'clock by Rev. S. A. Grimes of Wallace. Burial followed in the Ashley Williams Family Cemetery.

In addition to her parents she is survived by one brother Carl Whaley, Jr., three sisters Frances Marie, Patricia Ann and Brenda Sue Whaley all of the home. Her paternal Grand mother Mrs. Brad Whaley of Beulaville and the Maternal Grand Parents Mr. and Mrs. Homer Maready of Sneads Ferry, the Maternal great grand mother, Mrs. Grover Maready of Beulaville.

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