AMERICAN GIRLS who MARRY TITLES are NOT ALL UNHAPPY

MANY STRIKING EXAMPLES IN FRANCE AT LEAST, OF INTERNATIONAL MATCHES WHICH BROUGHT HAPPINESS THAT YEARS HAVE NOT ALTERED.

PARIS.—Not all our girls who marry titles are unhappy. We hear of the shipwrecks, wasted millions and a long girl drifting westward on a gilded craft; but the mass of the contented, doing vast good to America and Europe, pass unnoticed," declares a writer in the Washington Evening Star.

As to France, I know these girls are missionaries of the great American idea.

Some get love; some fill empty hearts with worldly satisfactions, and all merit admiration. France's share of their $200,000,000 may have heeled old families; but the breezy push, the bright initiative, independence, energy and judgment with which they invigorate a sleepy aristocracy are equaled only by the splendid prestige they have given the United States abroad.

There are two dual families, for example, the Rochefoucaulds and Uzès, called, respectively, "the premier dukes and premier barons" of the old regime. Is it a small thing that Miss Shonts becomes the sister-in-law of one, while Miss Mattie Elizabeth Mitchel is the duchess of the other?

One True Love Match.

Miss Mitchell may have brought the Duc de la Rochefoucauld "but $200,000. The duke—who, in old days, would have been nearest royalty, like the Norfolks in England—could have married any heiress of his class. Instead, he chose Miss Mitchell, with her modest dot—a true love match.

For trade, he is captain of hussars. His private life is most passed at Montmirail, his seat, where his lovely American duchess wields queenly influence. She is the friend of all girls who want to marry their true love; of the country nobility, rich farmers' daughters; middle-class girls cursed with ambitious parents; peasant girls discouraged by small cash.

She has opened French eyes to American agricultural machinery; made known hygienic plumbing, the check system, social mixing, farmers' trolleys, Indian corn, bath tubs, outdoor life for girls above the peasant class. How can a high-hearted Oregon girl, become chief personage of several counties, not spread the idea of go ahead and trust to your strong arm?

She taught the duke to take his place. He was easy-going, lovable and army-loced; for some years they held aloof from high Parisian society, but now they have a son, aged three; they take their preponderating place in the set of the Dowager Duchess d'Uzes, hunting the red deer with dogs and horses and the melancholy horn, like Francis de la Roche, his ancestor, godfather of Francis I., and consulting with five other seigneurs to change the director of the Paris grand opera by mere force of social influence.

Place for Duchesse de Chaulnes.

Miss Shonts, as Duchesse de Chaulnes, has her place like this waiting for her in the Uzes set. Much depends on the woman. The emoluments are often worth the money. Indeed, there are American girls who have so valued the emoluments that they held to them after they divorced the man—and no hard feelings.

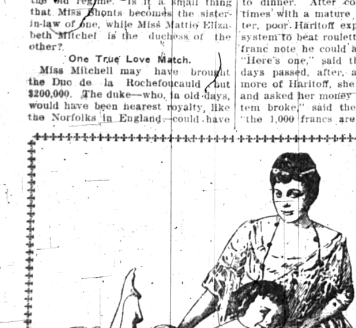
Such is the happy case of Miss Curtis of New York, first wife of the present Duc de Dino. The whole French aristocratic family mourned her when she quit. "You are still of us!" they insisted. She still calls herself the marquise de Talleyrand-Perigord. Her noble daughter married a Roman Rospoli, title princess of Piggio-Suasa; her four sons are bona fide Gothas no-bility; and she has always been extremely happy.

When her divorced husband found he could not live without an American woman on the premises, his good old father kind of abdicated, so that, as the Duc de Dino, he could make Mrs. Frederic Livingston (nee Sampson) a real Almanach de Gotha duchess. She is very happy, too, though separated from him; and I never shall forget the frank American decision of character with which I once saw her jerk him from the Monte Carlo trente-et-quarante table, saying: "You have blown enough of my money; cut it!"

Two More Happy Marriages.

Two Misses Singer of the sewing machine trade, brought $2,000,000 apiece into the Almanach de Gotha, and never regretted it. Isabel married the great social high priest, the Duc Decazes, who really caused the death of poor old Hariott two years ago. Hariott, who formerly had his own racing stable and could point out, in the Avenue of the Bois, three mansions he presented to three ladies in his prime, lived hard, broke of late years; but everyone felt pitying and friendly to him.

At Monte Carlo Decazes, with a lively party on his yacht, invited Hariott to dinner. After coffee, talking old times with a mature lady of the theater, poor Hariott explained he had a system to beat roulette. With a 1,000-franc note he could attain to fortune. "Here's one," said the lady; but on days passed, after, and she saw no more of Hariott, she sought him out and asked her money back. "The system broke," said the unhappy man; "the 1,000 francs are gone; please



La Duchesse de la Rochefoucauld and Son.

wait a few days more;" but the indignant lady told Decazes, and Decazes ostentatiously kicked Hariott in the posterior before the great public of the atrium of the Casino.

Everyone called it a savage act. Friends represented to Decazes it was his fault to have left Hariott alone with anyone who had 1,000 francs; his weakness and necessities were known. Therefore the duke, kindly at heart, consented to meet Hariott in a duel, where no one was hurt; but his old friend never recovered from the disgrace, and died a few months after.

Prince Poligniac, who married Winnaretta Singer—and in time left her a happy widow, with his noble family all devoted to her. Even their old mother, after Isaac Singer died, went into the nobility by way of the duke of Campobello. There are dukes and dukes. In the old kingdoms of Naples and Sicily three acres and a cow constituted a principality or dukedom.

American Girls in Demand.

All is not one-sided. It has been observed that when French families get a taste for our girls they go in for them quite wholesale. Thus Miss Hooper of Cincinnati was brought up in Paris, where her mother entertained so lavishly in one of the 12 mansions around the Arc de Triomphe.

Well, Comte Horace de Choiseul saw that his elder brother, the Duc de Choiseul-Praslin, was so happy with Miss Forbes of New York for such a long time, that he espoused Miss Hooper. Both these Choiseul-Praslin wives are absolutely happy, quite assimilated to French life, while keeping hold of all that is best in their patrimony of America; and it is known that their steady influence is part of that mysterious something that is putting new push into the French aristocracy. The fifth Choiseul-Praslin, for example, have yet a third nice American girl among them. Miss Coudert, the heiress of the New York Paris law firm, also married into it; and yet more.

Wait. There is, indeed, a fourth! In the days of the kings who gave these titles, a king could have quickly decided whether the Prince de Bearn et de Chalais is a real de Choiseul-Praslin. The courts of the French republic could not. Therefore, to this day, we do not know if Miss Willams of Baltimore married into this old family of the minister of Louis XIV. or not; but it does not prevent her from being glad she did it. There is no kick coming from the Princesse de Bearn et de Chalais.

Romance of Caroline Fraser.

All but two of the American women I have mentioned are the happy mothers of young nobles of good lineage. Could you find a more romantic case than that of Caroline Fraser and her issue? When the princely Murats—history makers—took refuge in Bordentown, N. J., Caroline was governess in the family. The heir married her—and stuck tight to her always. She is dead several years since; but her children, keeping her blue eyes and corn-yellow hair, have married everywhere.

The most romantic of these American-mothered Murat men espoused the utterly romantic Circassian Princess Dolen, Zephita by name, lovely beyond words, daughter and sole heir of the sovereign house of Mingrelia—which land you can point out in southern Russia. He is there, a king to-day, the boy from Bordentown.

Of all the French counts, none stand higher in history or society than the Chambrun. When Louis XV. erected all those marquisates, a Comte de Chambrun got one of the first, and the Chambruns always have had sense. They kept much of their land through the revolution; they had shrewd, good lot of liquid cash of England, and at the restoration they were among the first to get a whack at the $132,000,000 voted as compensation to the martyred nobility.

Chambrun's Good Sense.

To prove that horse sense has not left the family, the Marquis de Chambrun snapped up an American girl, of the Rives-Nichols family of Virginia, when he was attache at Washington.

Good. It worked. The family liked the innovation. "Go ahead," they said to the Comte de Chambrun, when he was old enough to marry; "find another like her!" What he found was Miss Longworth, Alice Roosevelt's sister-in-law.

The Chambruns are playing a most prominent part in the great effort to improve the social situation of the French working classes. At home, in their three chateaux, they are patriarchal masters of land as far as the eye can see. There are no wretched poor in their villages. Their farmers are the proud and prosperous masters of blood stock, newest agricultural machinery, silos, distilleries, grain mills, canning factories—and what do I know? The American girls who came to the Chambruns showed the way to the men, who profited intelligently and thankfully. No Chambrun has wasted a dollar of American money.

Founder of Musee Sociale.

In Paris the head of the family—who divided his time between the

Comtesse de Chambrun.

magnificent chateau of l'Empery Carrieres and the Musee Sociales—was a great personage in several lights. He died a few years since. Socially a Paris leader, he found time to himself to make the Musee Sociale, where many American students have been welcomed to learn everything done in France in the line of university settlements, model houses, pure milk and all that sort of thing.

The funds of the Musee Sociale—in part American girls' money—have permitted several French sociologists to visit the United States to study what we do in the same lines. Its director, Leopold Mabilleau, appointed by De Chambrun, gave one of the French lecture courses at Harvard.

I could thus go on for pages. For each American girl who has wasted love and fortune in undignified European wife-buying, I can name you 15 others who, with sense and heart, have made love matches, reasonable bargains, settlements in life continuing happily and usefully.

Why belittle our girls who come here and marry, making the name of France a thing to be proud of, by their fortunes, by their adaptability?

Became French Social Leader.

Shall I speak of the Marquise de Ganay, who was a Miss Ridgeway of Philadelphia? She is now a grandmother, with children and grandchildren married into great French families, a portentous, awful social leader! Or shall I mention the Baronette Louis de La Grange and the Comptesse Jean de Kergorlay? They were the daughters of Gov. Carroll of Maryland, descendants of Charles Carroll of Carrollton. They were six children, inheriting $20,000,000.

Shall I tell you of the Marquise de Breteuil, who was Miss Garner of St. Louis? Suppose that she did bring the marquis $4,000,000. We can afford it. Do you want the money? One of her sisters married Comte Leon von Moltke, who represents Denmark in Paris, and his brother, seeing it was good and fair, espoused Miss Bonaparte of Baltimore. The other sister, Edith Garner, married Gordon Cummings, made the present king of England's scapegoat in the baccarat affair of years ago.

The Marquis De Mores never had a good hour when not with his wife, Miss von Hoffman of New York. James Gordon Bennett's niece, Rita Bell, notoriously made a man of Count Paul d'Aramon, himself already half an American, as his mother had been a Miss Fisher. They lead a patriarchal life. The lady never lost a dollar of her money.

And so on. America is rich enough to let her daughters marry where they will. England spends billions to build up her prestige with a lot of iron-clads, men-of-war, cruisers and line-of-battle ships. If we Americans prefer to make a smarter, lovelier kind of reputation for our land and folk, why, let our girls come and show Europe how to live! They do it. Whoop!

JUST CLEARING THE WAY.

After All, What Was One Tooth, More or Less?

"The late Edmund Clarence Stedman," said a Chicago publisher, "used to entertain his friends with amusing memories of country journalism. He once edited, you know, a little paper in Connecticut.

"At a dentists' banquet in New York, where he read an original poem, he told a story about an amateur Connecticut dentist, one of his oldest subscribers.

"This man's name was Jake. Jake was at work in a corn field one day when a neighboring farmer came to him, holding his jaw.

"The farmer had the toothache, and to save a trip to Winsted and a dentist's fee he wanted Jake to pull the aching tooth.

"Jake led him to the barn, seated him on a sawhorse and took from the harness room a pair of very large, rusty pincers.

"'Here goes,' he said, and bracing himself extracted a huge tooth.

"The farmer clapped his hand to his jaw. He pointed reproachfully to the large white tooth in the pincers.

"'Why, Jake,' he said, 'that's the wrong one.'

"'I know,' said Jake, bracing himself again, 'but now I can get at the other handier.'"

"The Morning Tub."

A few years ago a sister of mine called in to see an old lady who lived in a little cottage in Lincolnshire, and in the course of conversation happened to mention that she had a cold sponge-down every morning.

"Law, miss!" said the old lady, "and does your mother know?"

"Yes, certainly," said she quite approves."

"Well," said the old lady, "a washes me face Ivvery daay, an' a washes mi neck once a week, but a've nivver bin washed al ower since a was a babby."

This good old lady lived to the ripe old age of 92.—Letter to the London Daily News.

Proper Discrimination.

A party of New Yorkers who go down to Virginia each year for an extended fishing trip were one day discussing the merits of the various fish in the streams of the Old Dominion, when one of them finally turned to the old darky who served the party as guide and boatman, and said:

"Zeke, don't you think yellow perch is altogether the best fish in this vicinity?"

"Yessah," promptly responded Zeke, "yaller perch am de bes' fish heah, an always excusin' de white shad."—Illustrated Sunday Magazine.

PIRATE'S SENSE OF CHIVALRY.

That even a Chinese pirate may have a strong idea of chivalry is proved by the following excerpt from an item in the North China Daily News: "The launch at once stopped when ordered to do so. The leader of the pirates was then heard to order his men that they were not to molest anyone on board who voluntarily handed over his or her valuables. $50 and handed the sum to the old man as a solatium.

It seemed, was a little too slow in obeying the pirate's order to hand over his money, with the result that he was shot. Upon hearing the shot the pirate chief, who was on deck, came down into the cabin and seeing the father of the unlucky young man lamenting over his son's death, addressed the old man and condoled with him on his son's unfortunate and undeserved death. The chief finally brought out of his pocket a roll of

Real Estate Exchange

Of WHITEHEAD & MITCHELL

Exchange Bank, Birmingham, Mich.

The following is a partial list of Farms, City and Village Lots, and Real Estate generally which we have for sale. As our list is constantly changing, we request that parties will write us if they do not see what they want in this list.

5.

Elegant house and lot 66 feet front and 20 rods deep, on Maple Ave., (half an acre). Fine barn and every modern convenience. Furnace bath, closets, etc. Can be bought for what the buildings cost. Will exchange for improved city property for portion of the purchase price.

65

Village lots on Woodward avenue bounded north by land of Mollie G. Smith, east by D. G. Smith & Bro., south by Bower street, west by Woodward avenue, 166 feet front on Woodward avenue, 198 feet deep on north side and 148 feet on south side; all in the Village of Birmingham, Mich. One of the finest building sites in the village.

66

Good, comfortable, cozy, old-fashioned house with 40 feet front on Martin Street. Fine location, plenty of room, and the price is only $1,200.

77

One set of Saginaw street, 66 feet front, and one set of John Lorman, 50 feet frontage. Any one wishing to purchase will find this a bargain. Inquire of Mollie G. Smith or Mollie G. Smith at the Exchange Bank

101

Farm of 21 acres in sections 32 and 15, Southfield; 2 acres best grade of fruit; 5 buildings insured for $2,100; all plow land, well drained, and under a high state of cultivation. Price $8,000.

103

Eighty-acre farm in White Lake township, w ½ of e ½ of section 22; 70 acres cleared, 10 acres timber and huckleberry swamp. (Don't forget this swamp, the owner over $150.00 last summer.) Three acres of orchard; house of 7 rooms, good neighborhood; 4½ miles from Milford, 3 miles from Commerce; proposed electric road comes within a mile of the house. Price, $2,000.

114

Wine farm in the Township of Southfield; 8 acres, of which 7½ are cleared and the balance in good maple timber. Two acres of orchard; building worth $5,000, and the exceptionally fine place can be bought for $8,000. Nuf ced.

123

Nice little 40-acre farm near Big Beaver (S. ½ of N. ½ of S. E. ¼ Sec. 29, Troy). Barn 32x64, 8-story house with 11 rooms. An acre of good orchard and a couple of timber. A little over a mile from the Rochester Electric Railway. Less than $80 per acre will buy it, and the terms are such that any man who means business can pay for it.

126

Vacant lots 16, 17, 18 of Willcox's Sub-division of Royal Oak Village; 75 feet deep; price $50 each. Terms easy; with small payment down.

147

Nice little home for someone of small means 18x acres in w ½ of s e ¼ of sec. 34, township of Troy, house 7 rooms, barn in good shape; well, both here and house never dry. ¼ mile east of Royal Oak; fare to Detroit 15c; good school. All cash and no grumbling will buy it at $750 per acre.

157

The celebrated Cooper stock farm, situated one-half mile north of Birmingham on the D. U. R. electric line, and right among the finest homes of some of the most prominent of Detroit's wealthy citizens. Three hundred and forty-five acres of excellent farming land, with 15 buildings, well adapted to the requirements of a first-class stock farm. Forty acres of timber, and for the matter of fruit there are forty year trees and five hundred plum trees, and six acres of bearing apple orchards. One of the finest bald face trotting horses in the state is located on this farm. There is an artesian well, also feet deep supplying an unlimited amount of mineral water which, if properly developed and advertised, would be worth more than the price of the farm from $15 to $20 a month. It is even now recommended by the state of this water, which is acknowledged by the first medical specialists of the present day to be the best known modern remedy for Diabetes and the various other kidney diseases. A chemical analysis of this water will be furnished on request. The present water supply on the place cost over $5,000 and it's worth the money. It has a modern hot air furnace and all the other conveniences of a modern, almost considered necessities now-a-days. A good, well-built house—in fact twelve good buildings in all.

No. 167

Wants to trade for 80 or 60 acres on or near electric. Nicely improved farm on 34 rd road, west ¼ Sec. 11, Troy township; three buildings valued at $2,200, insured for $1,700; flowing well piped to barn; farm well adapted for dairy or dairy; 1¼ miles from electric at Troy Corners, three miles from Birmingham and churches. Fare 17c to Detroit; $60 per acre.

No. 171

Finest building site between Birmingham and Pontiac on electric railway, just north of Birmingham, among the country homes of such men as Dean B. Walker, Rudolf Kanzler, Alex Conklin, and others; 41 acres, nearly half of which is timber, and pretty little branch of River Rouge (never dry) runs through the place with plenty of water for purposes of lake or buildings, good drainage, fine orchard of 5 acres. Price is high, but if you have the cream you must expect to pay for it.

178

Seven-room cottage on west side of Bates street, 42 feet front, 120 feet deep. You couldn't build the house for $1,200, and that's all we ask for it. Fine water, sewer, cellar, all ordinary conveniences. One of the best bargains we have. Show it to you any time.

180

Farm in Avon township; 55 acres of good clay loam, all cleared; small orchard, no buildings; a small amount down. For sale or exchange for small farm.

186

Corner lot, 100 feet front on Maple avenue, 132 feet deep; only one building insured; price a small fruit. A bargain for $1,600; half cash, rest down.

187

House and lot, in Campbell Subdivision, Birmingham; buildings insured. Come in and ask the price, and let us surprise you.

188

One of the best-arranged and finest-equipped residences in the Village, and in admirably the best location—East Maple Avenue, two blocks from electric road, bath, hot and cold water, laundry, 12 rooms, 2 stories, rebuilt last year, heated by hot water, fine orchard; 112 feet on Maple, 320 feet deep; plenty of room for garage and garden; good barn, fine workshop. Say! What else do you want, huh? Will sell $3,000 and $2 feet front by 150 feet deep for $2,800. One of our best bargains.

193

Thirty-five-acre fruit farm, 1¼ miles north of Birmingham, on the town line; 6 buildings, insured for $1,000. All kinds of soil—gravel, sand and dark loam. Last year this farm produced 1221 bushels raspberries, 20 bushels blackberries, 111 bushels strawberries, 10 tons hay, and a great deal else. 60 rods in length, with an almost inexhaustible supply of water. Will sell at about the price of the farm alone. No waste land and under a high state of cultivation. Worth looking at anyhow. Price $5,000; terms easy.

194

Fifty acres in Township of Troy, adjoining the Troy Stock Farm; 8 buildings, good house, 10-room, best barn, plenty of small fruit, orchard of extellent fruit; 25 miles from Detroit on D. U. R.; 2 wells and fine spring. Price $4,000.

196

Fifteen acres in Township of Royal Oak; no buildings; small grove of maples is a pretty feature, but we could have it cut down if you like; top soil, corner of the 9½-mile road and Campbell road, ¼ mile south of Hudson's Corners. Hudson and Duffield tracts, which are sold at $500.00 per acre, lie north of State Fair grounds. Price $300 per acre; will exchange for city lots.

196

Six acres, part of s w ¼ of n e ¼ of section 36, Troy township; new barn, fair house, fruit, clay loam, fine flowing well; 2 miles west of Flint electric road, 2½ miles from Big Beaver; good farm for somebody. Price $625.

198

Ten acres 1 mile east of Royal Oak village; an excellent piece of fine clay loam; all cleared. Price $1,200. The place is well fenced, and the price will enable you to build the kind of house you may require.

The Reason.

As Darwin was walking along the golden streets he came face to face with our first parent, who frowned and passed on. When the latter was asked why he cut Darwin, he explained: "That's the cuss who tried to make a monkey of me."—Detroit News-Tribune.

200

One hundred low-priced 5-acre tracts. Birmingham good buildings, fine orchard, flowing well; pretty little River Rouge runs through the farm; 3 miles from Birmingham. Worth looking at. Take you to see it any day. Oh, yes; the terms are easy. The terms easy. Farms not as good as this have sold for $100 per year, in the immediate vicinity, for $150.00 per acre. Let us take you to see it. It is a pleasure to us, and if you don't buy we won't grumble.

201

Fine 7-story residence on Maple Avenue, corner of High Street; 50 feet front, 132 feet deep; hot-water heating, hot and cold bath, toilet, city gas, city water; every convenience found in the first class of city residences. Cement walk (cost $200), and best neighborhood in town. House would cost at least $5,000 to build today; ask any one to build it for less and see what they say. You can buy this beautiful home for $3,800, and have your own way about payments. Ask the man at the bank.

203

Forty acres on the line of the Flint electric, at Harris Corners, in Troy Township. Excellent soil, clay loam, no waste; one of the pleasantest locations for building we have seen. Ordinary comfortable house and barn; price is only $1,200. Offer of $2,400 cash, and we will see what we can do for you.

208

Five acres and 4 good buildings, making a nice little home near the village of Southfield. Stores, school, church, etc., within 200 rods. The buildings cost more than $3,000 to put up. Price for the place, and are well worth looking at. The place is half in timber, and will take care of it, and the balance you can pay at your leisure.

209

Fine home with good barn on Townsend Street. Good 2-story house, plenty of fruit, beautiful maple trees on north side of lot; in a shady, restful residence. Would cost $2,500 to build the house alone, and $2,200 will buy it if you take it right off the bat. Owner is leaving town, and that's the reason.

211

Just an acre of land. (Ever read that book that was so popular some years ago, entitled "One Acre Enough?" Some book. Right on the world's hobby.) There's a house on this acre. Good little house with 4 rooms, barn, chicken house. Possession given any time before April 1, and $200 gets it if you care.

212

The premises now formerly owned and occupied by Mrs. Kate L. Gibbs in the Township of Troy, house and some small buildings on the south side of the road with 2 acres of land can be bought separate if desired. Seventy acres on the north side of the road, with barns and all other necessary building. Known exceptionally fine; is mile from electric line—Flint Division D. U. R. After you take out the cost of the house and buildings, the price we ask would bring the land down to about $40 per acre. Take you to see it any time.

213

Fine little farm of about 75 acres in Royal Oak, on the line of the Rochester Electric, 2 miles north of Royal Oak; fare to Detroit 15c; good orchard; will 120 feet deep; good pure water; 1-acre bearing apple orchard; 3 buildings, insured for $1,700, and $4,000 will buy it, subject to a small mortgage, which can run at the option of the buyer. Will exchange for improved Detroit city property.

215

Decidedly the prettiest lake farm in this county of lakes. Situated on Wing Lake, noted for its excellent fishing, 4 miles west of Birmingham; 13-room house with frontage on the lake; excellent barns; fences in good shape; 2 acres of young peaches, 4 acres bearing peaches, and 4 acres apple orchard, which bore 700 bushels of marketable apples the past year. One mile north of Franklin. Daily mail and telephone service. Has an almost excellent water pumped by windmill and piped to house and other buildings. Lights are out and the price is $7,000; if you will see us take you to see it and you say it isn't worth the money, we'll take you for $4 ride on the lake, catch you a nice string of bass, and then you'll owe us twice the money. And it's worth it, too. Try it.

216

A new, modern dwelling, constructed by a well-known builder for his own use, from best concrete blocks, hollow walls, 2 stones high, in one of the best localities in our village; lot 60x100 feet; 12 large apple trees; bath, water-closet, hot and cold water, coal-hod and grate furnace, 9 rooms, beautifully finished in hard wood, large attic. Best of reasons for selling. Price $3,850. Let us show it to you any day—any time.

217

Farm of 80 acres on Section 1, Troy; 8 buildings, 4 acres beech and maple timber; 70 acres cleared, 6 acres orchard; 2½ miles from Rochester line D. U. R.; 3-room house, 2-story, that's only a year or so old; 2 wells, 2 good houses, 2 barns in good repair, well fenced, and only a mile from the thriving Village of Rochester. Will trade for a smaller farm or will consider an offer of $6,000 cash, with one-third cash. Take you to see it any old time at all.

222

House, barn, and about an acre of good garden land on north side of Maple Street. Good, old-fashioned house, and a-cosy home at a low price. Party has decided to go West and wants to sell badly enough to make a decided sacrifice. Ask the man at the bank about it.

248

Comfortable house, nearly new, in good location in Whitehead & Mitchell's Subdivision. House would cost more than $1,400 to build this red-hot minute; and we only ask $1,050 for the house and two lots. There is a mortgage of $600 which can run. The building is insured for $700. Owner lives in Detroit and wants to sell.

249

Nice, warm, old-fashioned house on the south side of Maple Avenue, among the best class of residences in the village. Plenty of room for a good garden, and it can be bought for $1,000. Why not? Well, just come and talk it over with us, and after you look the premises over you will make us an offer anyhow.

250

Now, here is a "Beaner!" House, barn and outbuildings with two acres of land on westerly side of Main street, opposite Electric Park, known as "Elmcroft." Ten rooms, bath, hot and cold water, furnace room, good hot-air furnace, two private wells, cistern in the cellar. This is the best equipped lot of buildings, in the village, city water, drains, fine shade trees and beautiful lawn; building alone cost for $4,000. $1,500 cash will buy it, and the balance of purchase price can be had on long time and low rate of interest. Without exception, this is the finest location and the best lot of buildings on our st; and the price is right.

251

House and lot in Campbell's Subdivision; corner lot 60x132; fine hedge on front and side, cellar, city and cistern water in the house. Plenty of room for a good garden, and it can be bought for $1,400. Why not? Well, just come and talk it over with us, and after you look the premises over you will make us an offer anyhow.

252

Eight acres of land in Newaygo county, Michigan, listed "A No. 1 sandy-soil;" no buildings, 10 acres cleared; price $10 per acre. Is in the Township of Big Prairie, County of Newaygo. And then we have 40 acres of timber, in the same county and township, 2½ acres of orchard and 100 acres of mixed timber; all at $10 per acre. We'll just dare you to offer us a reasonable price and you know what our opinion used to be at school regarding any fellow that wouldn't "take a dare."

254

Eighty acres in the Township of Southfield, being the west ½ of the southeast ¼ of section 14. Part of the old John Erwin farm—and that is enough to enforce any one that there is no better land in the famous Township of Southfield. Well, now; this land must be sold before the coming summer and the proceeds applied to the care and support of the inmates of the poor farm. If you want a good farm, with barn, fences, etc., in good repair, at a price which will cause you to sit up and take notice when we tell you, just call at the bank and ask the gaar.

255

One-hundred-acre farm in Royal Oak township, a mile west of Starr Station on Rochester line D. U. R.; 8-room house; wind-mill supplies clear, cold spring water to all buildings; gasoline tank supplies heat and light to all buildings (been running for 18 months); 3 buildings, fine soil, well-farm well fenced, row of fine maples along entire front, and one of the best neighborhoods. Will exchange for Detroit improved property.

256

Eight-room house, good barn and two acres of excellent land on the south side of Southfield road in the Village of Birmingham—one of the best developed and tidiest locations in the village. Buildings would cost $2,500 to build today (and not practically new), and the whole outfit can be bought for $2,000 cash, or on terms that can be made to secure it will get it, and you can have your own way about payments on the balance. Enough said.

257

Farm of 110 acres, on section 12 of Bloomfield, 7 acres 30-growth timber, good house and barn, 2 acres orchard, plenty of water, over 700 rods of new wire fence, 8-story house—8 rooms, shed 16x30; plenty small fruit; 1½ miles from Bloomfield Hills; 2 miles from Birmingham; mighty near forgetting about the price, and that is the best argument for the barns. Why, bless your soul, come and let us take you to look the place over, and then if you don't think it's worth $65 per acre, we'll put you on the car and bid you good-bye and never register a kick. That's fair.

MATTER EASILY GOT AROUND.

A man with a waistcoat and diamond shirt stud that fairly screamed "Prosperity!" at all within seeing distance blew into the public stenographer's office in a New York hotel.

"Say," he demanded, "can you write a letter to my girl?"

The stenographer assured him that she could.

"Well," declared the sport, after giving the name and address, "tell her I've connected with a barrel of money on the ponies and that I'm goin' to Narragansett Pier for two weeks."

For a few seconds the typist's fingers flew. Suddenly she stopped.

"I can't for the life of me remember," she explained in a puzzled voice, "how to spell Narragansett."

The man behind the waistcoat tossed his cigar and scratched his head.

"N-a-r-r-a-g-a-n-s-e-t-t," he dictates; cut it out. I'll go to Newport!"

Graphic Description.

Little Eddie (who has been with his father to the barber's)—Oh, ye'then the man squirted some tomato on papa's hair 'n' made charlotte russe.

Advice.

"What's the best way to save money?" asked the thrifty youth. "Quit reading the racing news and the market quotations."

Literature.

Literature is the stuff authors produce during the odd moments when they are not busy writing for a living.