WHY MARRIAGE KILLS VICE OF THE POOR.

BY FREDERICK De L. BOOTH—TUCKER.
COMMANDER of the VOLUNTEERS of AMERICA.

THE work of the army of which mine is the honor to be commander lies largely with the poor. We are better acquainted with every item of their real life, their surroundings, their vicissitudes, than anyone could possibly be who did not go into their homes and live with them their daily life.

Marriage conditions among the poor have formed the theme of much of my personal research and of many of the reports made to me. It is one of the great—one of the very great and very grave—questions of the day.

Marriage among the rich may mean any one of many things. It may mean social or financial advancement. It may be a mere matter of convenience; it may be the outcome of idleness and propinquity.

But marriage among the poor is the most cogent means of reform. By making marriage universally possible among those who are not blessed with an abundance of this world's goods the most deadly blow imaginable would be dealt to vice. The greatest step would by such means be taken toward vice's utter elimination.

"Marriage is an honorable estate" and "not to be entered into lightly." But, too often, under present conditions, the poor man cannot afford to enter into it at all. Yet he, perhaps far oftener than his wealthier brother, recognized the "honorable" condition of that "estate."

I say this advisedly. Among the poor infidelity is far less frequent than among the rich. The poor man and his wife hold the marriage relation more sacred than do those of greater worldly wealth.

It is therefore doubly unfortunate that a class so worthy of the blessings of matrimony should be so frequently debarred from those blessings; that the people who maintain the sanctity of the marriage tie and who, moreover, bring up larger families as a rule than do persons better able to afford to do so, should be forced to remain single while men and women whose marriages are of no advantage to the community nor to posterity may wed at will.

Conditions among the poor are in many cases such that the rearing and the keeping together of a family are rendered impossible. One every had the poor man's efforts to establish and maintain the sacred relations of matrimony are discouraged.

"How, for instance, can a poor man take to himself a wife when the cost of living is so high that he can barely support life in himself? How can he ask a woman to share his lot when he knows he may at any time be thrown out of work and perhaps be obliged to watch her starve? How can a man rear a family when the chances may be all against his being able to maintain it? For a man cannot maintain a family when he has no work. The sight of a starving wife and children has driven many a man to desperation—even to crime.

Yet it is the right of the poor to have a home. With them that right is as inalienable and perhaps more precious than with the rich. And social conditions should be so arranged as to allow the poor to escape from the burden of vice through the blessed bonds of matrimony. These conditions, which are rendering marriage among the poor more and more impossible, are every day bringing more and more sin into the world.

I maintain most strongly that there is a remedy for vice. And that remedy consists in making marriage possible among the poor and in providing for such people a home.

In this country, it is true, there is a brighter side to the question than in Europe, as may be proved from statistics.

In London out of every 1,000 marriageable persons 729 are unmarried. More generally speaking, less than one-third of the marriageable population of London (the largest city of the world) enter the state of matrimony. More than two-thirds are single. The conditions for marriage there are all against the poor man and woman. They may fall in love as utterly as could any millionaire, but the gates of the Eden of matrimony are closed against them and guarded by the flaming sword of poverty. They may sigh for marriage, but they realize that such a luxury is far and away above their means.

In this country the marriage statistics are almost exactly the opposite of London's. Here about two-thirds of the marriageable population are married, leaving barely a third unwed.

The explanation of this difference between the two countries is, of course, easy to find. It consists in the better wages, the increased chances for work, the general conditions which prevail in America. It is easier for the poor to live here than in London, but every year it is growing less easy. In proportion with the poor man's growing inability to support a wife, vice proves itself to be on the increase. This advance in vice is found even in the west, and there, as well as in the east, it is due to the growing financial disability to marry.

During my recent visit to Kansas City several married women applied to me for positions on the Salvation Army farms. On investigation I learned that they had not heard from their husbands for years.

I made inquiries, and in each case found that the wage-earner of the family, unable to get work, had gone away, penniless, to seek a livelihood elsewhere, and had been forced to leave his wife and little ones to shift for themselves. The stories were profoundly pathetic. For they told of men and women whose right to wed and rear families was inalienable and yet who had been forced to part from all that each held dear. Poverty, not more merciful death, them did part. Can any situation be imagined that would be more crushing to a man of heart and of pride than to be forced, due to conditions to poverty and loneliness the woman he loved? Could witnesses to such a tragedy require a stronger deterrent to matrimony?

There is far more suffering of this kind among the poor than the world at large ever hears of. Poor people are proud, and most of them have a passionate love of home. I have seen whole families resign themselves to probable death sooner than to allow their homes to be broken up.

The great dread of the unfortunate poor is lest their children be taken away from them and committed to an institution. "Domicile," or the breaking up of the home, is to the poor man what regicide is to loyal subjects of any king.

From a sociological standpoint there are many arguments for allowing the poor man to have a home and family. It is his right. He is founder of his children, as a rule, than is his rich neighbor. His home is dearer to him. Home ties are his only joys, his only recreation.

When I find a man starving and unable to support his family I do not believe in tearing out his heart by proposing the breaking up of his home and the commitment of his children to an institution. I suggest to him rather, that he go into the country, where work is more plentiful and living cheaper, and I try to find the means for him to do so.

Perhaps the best maxim to solve the marriage problem among the poor is:

"Place waste labor on waste land by means of waste capital, and thereby convert the trinity of waste into a unity of production."

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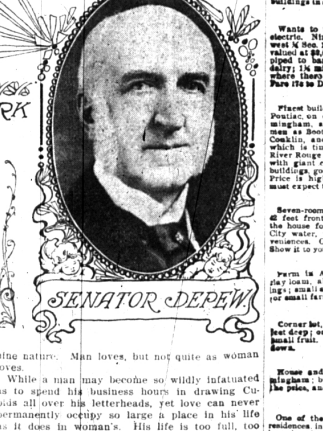
"Single Blessedness" Robs Life of Joy

BY HON. CHAUNCEY M. DEPEW, UNITED STATES SENATOR FROM NEW YORK



RECENTLY a young lady who had just come back from a month's honeymoon called on me.

"How do you like matrimony?" I asked.

"I am utterly wretched," she replied.

I asked her why.

"Because I did not try it sooner."

And that speech of hers, frivolous as it may appear, sounded the keynote of the marrying question far more truly and romantically than could the sneering epigrams of a world full of cynics.

I bear unqualified testimony to the fact that the man who passes his life in what is miscalled "single blessedness" has missed most of life's pleasures.

Life at 20—even at 30—may seem pleasant enough to a man without a wife to share its triumphs and failures. The world is young. There is much to distract and amuse. Home perhaps seems "a place to go when all the other places are closed." Friends are plentiful; relatives and immediate family are about him.

But when a man reaches middle or old age? Friends are not so many nor perhaps so disinterested as at 20. Old-time pleasures lack their zest.

Blessed, thrice blessed, then, is the man who has home, wife and children to ease that last stage of life's long climb. Most miserable of mortals is he who must look forward to a loveless and lonely old age.

Annexing a wife and family in youth is merely a higher and wiser form of putting money in bank. No other investment yields such interest in later years.

Let a man marry just as soon as he can support a wife. The youth who puts off this great step in order that he may search through the world for an "affinity" is foolish—in the search he is more than liable to pass by his true "affinity" and to choose at last a wife whom no stretch of imagination could twist into an affinity for anyone. The traditional man who wandered for days through a forest looking for material for a cane, and who at last picked up a crooked stick, was fortunate if that crooked stick did not turn out to be a snake.

A man is just as likely to hit upon his ideal early in life as later on. My advice, then, as the supposititious man's lawyer, is: "Don't wait."

"Marriage halves one's privileges and doubles one's troubles" is an idiotic saw probably invented by a bachelor. There is too much talk of this sort. Men speak of matrimony as a millstone tied about the neck of youth. The lives of the world's most successful men give the lie to this fallacy.

Search the lives of the men who have made history, of the men who have achieved true greatness, who have won fame, who have acquired wealth.

The vast majority of them were married. Of these the greater part married young. Their wives, instead of transforming themselves into shapely but heavy millstones and dangling about the gilded necks of their liege lords, have, in fifty cases out of ten, done more than all other influences combined to crown their husbands' lives with success. Nearly all great men who have been married would confess they owed much of their fame or wealth to their wives.

There are, of course, obstacles to happiness in married life. So also are there reefs and shoals in the Atlantic. But one sails over not for that reason become a landsman. He studies the shoals and learns to avoid them. The pitfalls in matrimony can far more easily be studied and avoided by any couple possessed of a moderate degree of sense.

My belief, from observation, is that 75 out of 100 marriages are happy, and that not more than five out of that number are unhappy.

Apart from love itself there is a companionship in married life that draws closer and more beautiful as the years go by.

During my last visit to Europe I met a distinguished man who expressed the deepest interest in our country.

"Why do you not visit us, then?" I asked him, "if you have so kindly a feeling for America and Americans?"

"Because," he replied, simply, "my wife could not stand the voyage, and I would not, for any personal or selfish reason, be responsible for one day's separation from her."

The couple had been married 40 years.

Again, many a man or maid postpones marriage because in neither's heart has dawned that wonderful creation of the novelist known as "love at first sight."

This is a mistake. Propinquity is the most powerful factor in making two hearts beat as one.

Many women form their ideals of a husband on novels and plays. Disillusionment is bound to follow. They find that the once idealized husband is only a common mortal without even a pinfeather on his shoulder blade. Then the wife feels she has been deceived. So she has. But by herself, not by her husband.

Another grievous blow to many a wife is that her husband does not always remain her lover. She forgets that he is toiling every day for her welfare, as no lover would toil. She forgets also the wide difference between masculine and feminine nature. Man loves, but not quite as woman loves.

While a man may become so wildly infatuated as to spend his business hours in drawing Cupids all over his letterheads, yet love can never permanently occupy so large a place in his life as it does in woman's. His life is too full, too active, too varied in its interests.

Concession on both sides is the sovereign remedy for domestic differences.

If you were to drop two strange cats into a barrel and then clap on the lid you would not marvel at the ensuing sounds of wrath nor at the flying upward of errant scraps of fur.

Yet when a man and a woman reared along different lines and in separate environments, do not agree in every particular the world stands aghast at the tale of marital infelicity. Whereas a little forbearance, a careful study of each other's moods and failings will soon reduce this strife to a minimum.

I believe that no couple who began by loving each other and had the right consideration for each other ever came to serious trouble. The effort of each to please the other leads in a little while to not having to try, because of the sympathy between them.

"Kiss and make up" is a good rule. If the couple do not properly consider their relations there will be a good many kisses, but far more necessity of making up.

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A Handicap Now.

"What sort of telescope do you use for seeing things on Mars?" The eminent astronomer, habituated to scanning the heavens at magazine space rates, stayed his pen but an instant. "I have learned," he replied, "not to rely on any telescope. The best of them badly hampers the play of the imagination."

OF INTEREST TO THE JUDGES.

They Were Concerned in Authorship of Shakespeare's Work.

The question for discussion before the debating society that had met in the little schoolhouse belonging to District No. 13 was this: "Resolved, That the works published under the name of William Shakespeare were really written by Lord Bacon."

The debate was fierce and prolonged, but, as frequently happens in such cases, the disputants on one side had informed themselves thoroughly, while the others, relying upon their having the popular side of the controversy, depended solely on their oratory. Hence the "Baconians," having learned all that could be said in favor of their contention, made really a very plausible case and had decidedly much the better of the argument. At the close of the discussion the three judges who had been selected held a brief consultation, and decided in favor of the negative.

"Why did you decide against us?" subsequently asked one of the disputants. "You know we presented good arguments, while the other fellows didn't show any."

"That's all right," answered the judge to whom this question was addressed, "but two of us had just bought expensive copies of The Works of William Shakespeare,' that cost us $15. Do you suppose we were going to acknowledge that Shakespeare didn't write 'em?"—Youth's Companion.

Church to Be Built of Paper.

Paris is to have a new church made entirely of paper, rendered impermeable by means of a coating of quicklime mixed with curdled milk and white of egg. It will accommodate 2,000 people.

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 320 rods deep on Maple Ave. Rental, (half an acre). Fine barn and every modern convenience. Furnace heat, closet, 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, bounden north by land of Mollie G. Smith, east by D. G. H. & M. R.'y, south by Singer addition, west by Woodward avenue, 165 feet front on Woodward avenue, 178 feet deep on north side and 145 feet on south side; all in the village of Birmingham, Mich. One of the finest building sites in the village.

66

Good, comfortable, story and-a-half cottage house with 90 feet front on Martin Street. Fine location, plenty of room, and the price is only $1,200.

77

One set on Saginaw street, just south of land owned by John German, 50 feet frontage. Any one wishing to purchase will find this a bargain. For particulars inquire of Mollie G. Smith or at the Exchange Bank.

103

Eighty-acre farm in White Lake township, w ¼ of s e ¼ of section 32; 70 acres cleared, 10 acres timber and huckleberry swamp. (Don't laugh; this swamp netted me $50.00 per acre last summer.) Three acres of good 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

Wise farm in the Township of Southfield; 80 acres, of which 75 are cleared and the balance in timber; fairly good buildings and fencing; building worth $3,000, and this exceptionally fine place can be bought for $6,000. Bal cod.

123

Nice little 40-acre farm near Big Beaver (S. ½ of N. ½ of S. E. ¼ Sec. 22, Troy). Barn 32x52 ft. with 9-foot posts. Also a corn crib and good orchard and 5 acres of timber; a little over a mile from the Detroit, Lansing & Northern R. R. depot; 4½ miles from Birmingham; 5 miles from Farmington; 6 miles from Commerce; proposed electric road comes within a mile of the house. Price, $2,000.

126

Vacant lots 16, 17, 18 of Willson's Sub-division, Royal Oak village, 50x116 each. Price, $100 each. Terms easy, with small payment down.

147

Nice little home for summer or small means; 1¼ acres in s w ¼ of s e ¼ of sec 34, township of Troy. Small house, barn in good shape; well, a few bearing apple trees; corner of Big Beaver and Rochester Electric fare to Detroit is 5c. R. F. D. All cash and no grumbling will buy it at $750. Hurry up.

157

The celebrated Cooper stock farm, situated one-half mile north of Birmingham on the D. U. R. electric line, and right among the summer homes of some of the most prominent and wealthy citizens. Three hundred and forty-five acres of exceptionally fine land, a mile and a half of electric fronting, with a 7-room house, large and commodious barns. Forty acres of timber, and for the matter of fruit there are forty pear trees and five hundred plum trees, and six acres of bearing peach orchards. One of the largest dairy and table race tracks in the state is situated on the farm. There is an artesian well also that does duty supplying an unlimited amount of mineral water which is now properly developed and advertised would be worth more than the price of the farm. From 1pm to 5pm a month is even now realized from the sale of this water, which is highly acknowledged by the first medical specialists of the present day to be the best known remedy for Diabetes and the various other kidney troubles. A chemical analysis of this water will be furnished on request. The principal dwelling on the place cost $14,000 to build. It is for the money. It has a modern hot air furnace and all the other conveniences which are almost essential necessities now-a-days. A good brick tenant house—in fact twelve good buildings in all.

No. 167

Wants to trade for 80 or 60 acres on or near electric. Ninety-four acres on east ¼ of southwest ¼ Sec. 20, Troy township; three miles from Plymouth; valued at $6,000 (insured for $1,700); flowing well piped to barn; farm well adapted for stock or dairy; 1¼ miles from electric at Newburgh, where there are good schools and churches. Puts the 80 in Detroit; $60 per acre.

No. 171

Finest building site between Birmingham and Pontiac, on electric railway, just north of Birmingham, among the country residences of such men as Booth, Barbour, Riddell, Brady, Shaw, Gerrish, and others; 11 acres, nearly half of which is timber, and pretty little branch of River Rouge running through the place, shaded with giant elms and oaks overhanging. Nice building site and fine orchard of 7 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. City water, wood shed, cellar, all modern conveniences. One of the best bargains we have. Show it to you any time.

180

Farm in Avon township; 35 acres of good clay loam, 10 acres small orchard, no buildings; small amount down. For sale or exchange for small farm.

185

Corner lot, 100 feet front on Maple avenue by 132 feet deep; one good building, insured; plenty of small fruit. A bargain for $1,000, one-half cash down.

187

House and lot, in Campbell Subdivision No. 2 on Lafayette avenue, just finished. Come in and see the prices, and let us surprise you.

188

One of the best-arranged and finest-equipped residences in the village, and in absolutely the best location on East Maple avenue, includes from electric road; bath, toilet, hot and cold water, city gas, 8 rooms, 2 stories, rebuilt last year, better than new; 8 buildings, fine orchard; 112 feet on Maple, 320 feet deep; plenty of room for chickens and garden; good barns, fine workshop——Say! What else do you want, anyhow? Will sell house and 52 feet front by 150 feet deep for $3,500 out of our best bargains.

193

Thirty-five-acre fruit farm, 1¼ miles north of Birmingham, on the town line; 6 buildings, insured for $1,500. All kinds of soil—clay, gravel, sand and dark loam. Last year this farm produced 133 bushels raspberries, 20 bushels blackberries, 150 bushels strawberries, 1 ton hay, etc. A gravel ridge 60 rods in length, with an almost inexhaustible supply of gravel. Will sell cheap, the price of the farm alone. No waste land and under a high state of cultivation. Worth looking at anyhow. Price $6,000; terms easy.

194

Fifty acres in Township of Troy, adjoining the city limits; 5 buildings, good fencing, lease, basement barn, plenty of small fruit, orchard of apples, peaches, pears, etc. Price $4,000. Terms, $1,000 down, balance 1, 2 and 3 years. Price $4,000.

195

Fifteen acres in Township of Royal Oak; no buildings; small grove of maples in a pretty farmer; new land, well drained, and a rich, productive soil; corner of the 9½-mile road and Campbell road, ¼ mile east of electric road; adjoins J. L. Hudson and Duffield tracts, which are held at $500.00 per acre; 1½ miles north of State Fair grounds. Cheap for $200 per acre; will exchange for Detroit property.

196

Six acres, part of s w ¼ of s w ¼ of section 36, Troy township; new barn, fair house, new chicken house, fine flowing well; 2 miles east of Plymouth trolley road, 2½ miles from Big Beaver; good farm for somebody. Price $825.

198

Two acres 1 mile east of Royal Oak village on Gallaud land, 60 fine apple trees, no buildings. Price $2,200. The place is a bargain at that price will enable you to build the kind of house you may require.

Ins and Outs.

"What's that noise?" asked the visitor in the apartment house.

"Probably some one in the dentist's apartment on the floor below getting a tooth out."

"But this seemed to come from the floor above."

"Ah! then it's probably the Popleys' baby getting a tooth in."

And is Ever a Factor in Life.
Latin proverb: Malice supplies the want of age.

200

One hundred and twenty-six acres, one mile southeast of Birmingham; 2 houses, barn, orchard, flowing well; pretty little River Rouge runs through the farm; ½ mile from Birmingham. Worth looking at. Take you to see it any day. Oh, yes; the price is $10,000, and the terms easy. Farms not as good as this have sold within the past year, in the immediate vicinity, for $150 per acre. Let us take you to see it. Will please you, and you don't buy unless you grumble.

201

Fine 2-story residence on Maple Avenue, corner of High Street; 50 feet front, 135 feet deep; bath and water heater, hot and cold bath, toilet, city gas, city water; every convenience found in the best class of city residences. Cement walk (cost $800) and best neighborhood in town. House would cost at least $3,000 to build to-day; safe any one in build it for less and see what they can do. Can buy this beautiful home for $2,900, 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 a nice country residence. The place is half fine young wood; will take $1,000 for it, and the balance you can pay at your leisure.

208

Five acres and 4 good buildings, making a nice little home near the little Village of Southfield, with 2 rapid trains each way, entitled "Do You Care Enough?" No? Well, you ought to. It's worth while. There's a house on this nice little house with 4 rooms, in Southfield Village. Possession given any time before April 1, 1899. $225 gets it if you come right.

209

Fine home with good barn on Townsend Street. Good house, 8 rooms, bath, hot and cold; beautiful couple trees on south side make it a shady, restful place to live. Price $1,500. Would cost $3,000 to build the house alone, and $2,200 will buy it if you take it right off the last. 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?" No? Well, you ought to. It's worth while.) There's a house on this acre. Good little house with 4 rooms, in Southfield Village. Possession given any time before April 1, 1899 $225 gets it if you come right.

The premises formerly owned and occupied by the late G. C. Gibbs in the Township of Troy. House and some small buildings on the south side of the road with 20 acres of land can be bought separate if desired. Seventy acres on the north side of the road, with house and all other necessary buildings. Location 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 for the land will bring the land down to about $45 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 Detroit, Lansing & Northern, 1 miles north of Royal Oak; fare to Detroit 15c; good cellar, well 120 feet deep; good house, barn, 2 acres bearing apple orchard; 3 buildings, insured for $1,200, and $4,000 will buy it, subject to a small mortgage, which can run half a year. Why? Will exchange for improved Detroit city property.

218

Decidedly the prettiest lake farm in this county of lakes. Situated on Wing Lake, noted for its excellent bathing, 4 miles west of Birmingham; 10-room house with furnace; fine lawn; excellent barns; house in good shape; 2 acres of young peaches, 4 acres bearing peaches, and 4 acres in the orchard, which bore 700 bushels of marketable apples the past year. One mile to Pontiac. Daily mail and telephone service. Abundance of pure, sweet water pumped by windmill and piped to house and other buildings. Eighty acres and the price is $7,000. If you will be so take you to see it and you say it isn't worth the money, we'll take you for a ride on the lake, each you a nice string of bass, and then you'll give 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 stories high, in the very best localities in our village; lot 60x100 feet; 12 large apple trees; bath, water-closet, hot and cold water, cess-pool, hot-air furnace, 9 rooms, beautifully finished in hard wood, large attic. Best of reasons for selling. Price $3,800. 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, 76 acres cleared, 4 acres orchard; 2½ miles from Rochester line D. U. R. Can be bought for $7,000, and that's only a trifle over $90 per acre. $1,000 cash will buy it, and the balance on long time at low rate of interest. Seems as if that ought to interest almost anybody.

219

Tidy little place for some one with moderate means. Corner Woodward and Palm, Campbell Addition. Lot worth at least $600, and the house is insured for $1,200; that's $1,800, and prices are advancing all along the lines in that location. If you come right away we will consider an offer of $1,500, and if that is too high after we have shown you over the premises, we will consider it a favor to the owner, and you can make your own terms. That's fair.

222

Two-story tenement or terrace, on the east side of Woodward avenue, a few doors south of the car houses of 8 rooms each. Furnace, water-closet, bath, hot and cold water, city water and gas; each independent of other apartments. Rental for $12 per month each. Forty dollars per year will pay for this house. Good brick on the premises, and the lot is 70 feet front on the best frontage on Woodward, and is 165 feet deep; room for a nice garden; can live in one apartment and have a steady income from the other. This is something to ponder over. Come and let us help you ponder. Always at your service. If you can't call, write.

223

For sale or exchange—Brooks Farm, 114 miles west of Birmingham; 90 acres, with the best stock and grain farm in Oakland county; no waste land; 16 acres timber; large barn, with cellar for 75 loads grain and cattle barn, stable 25 head cattle; hog pens for 100 head; corn crib and chicken house 3 miles of tile—every 4 rods; 4 good flowing wells; orchard and young fruits. Apply at farm, or Exchange Bank, Birmingham.

227

Five acres just outside of the corporation limits of Birmingham, about 10 rods frontage on Woodward Avenue, and 16 rods deep; electric cars will stop in front; about 80 rods deep, with nice little house (brand new, 2 rooms and closet) coming the back end of the premises. Finest location in the county for chicken farm, or for keeping a few cows, as you can buy enough cheap enough so that you can build to suit yourself and have one of the finest homes along the line in the Birmingham Hills district. Postal card request will bring prices and full particulars. Rather show it to you, though.

229

A pleasant and sightly farm of 71 acres in West Bloomfield, 1¼ mile from the Northwestern electric road, and 2 miles from Pontiac; buildings are worth $8,000, and the price is $6,000—and it is well worth it. Terms easy. Will exchange for city property.

230

Seventy-one-acre farm in Township of Troy, good buildings, well fenced and drained, with orchard of apples, peaches, pears, etc., bearing. This farm—never dry; 16 miles from good school; 9-room house, basement barn, 30x60, other buildings; two good wells, one at house and one at barn; 9 rods south to supply secure will take it. One of the most desirable farms in Oakland county. Price $6,000, and that's one of the best buys for fine farming land in the world. Well, well, move it to you? you'll see us.

231

Township, 7-room house in good repair; well and cistern; 2 acres of land. House would cost more than $1,000 to build—and that's all we ask for it. Opposite school house, between Merritt and Marshall, on Chester Street. Terms easy.

232

Farm of 27½ acres, just outside the Village of Birmingham, on the D. & F. electric line; 15c fare to Detroit, half-hour service; all cleared; fine soil; 2 acres; four buildings, all in good condition. Handsome location between Detroit and Pontiac.

233

Farm of 107 acres, one hour's ride from City Hall, on Jefferson Avenue; 1,000 feet on Lake St. Clair; 7 acres of apple orchard; splendid buildings The price is very low.

234

Farm of 77 acres, 40 rods from D. & F. electric line. All cleared. Good buildings; 10c fare to De-[illegible] This farm can be purchased very cheap.

235

Forty-six acres, all improved, no buildings, good land, well fenced, flowing stream through the place. Worth the money, for a little over $50 per acre will buy it.

237

Four vacant lots in the Randall Addition, excellent building sites in the most desirable locality of the village. If you want to buy one of these lots for $100 cash, you can do so, and then if you want to build a house on it and are lacking in funds, we can help you out. We will make easy arrangements at low rates and easy terms.

238

Vacant lot on Woodward Avenue, on street car line, 50 feet front and 132 feet deep. One of the best building places on the most popular street in the city. Price $250. Will buy it on easy terms. Want to build on it and don't happen to have the cash? Come and see about it, and we can arrange matters. Come and see us anyhow.

239

Vacant lot in Castle's Plat; price $300, and will exchange for Detroit vacant.

240

Small house with lot 60x150, $1,000 cash. Large-size house with lot 300x150 and all ordinary advances for $2,200, or will sell the whole outfit, both houses and about 2½ acres of land, on south side of Maple Avenue, for $3,000.

241

Fine new house with all modern conveniences, within 200 feet of the west side of Woodward Avenue; 8 rooms, hard-wood finish; lot 50x100; property of rich. You have to see it to appreciate it. Well, and that's all we ask for the premises. Well worth looking at.

243

Farm of 160 acres, Saginaw county, 2 miles from Fergus Station on the D. & C. R. R. Good set of buildings valued at $5,000, and $8,000 will buy the farm if you want it. Don't go away now. The planks within 2 miles of active coal mines, and there is a rich coal deposit under the entire farm; 6 miles to Chesaning; 15 miles to Corunna; 18 miles to Owosso; 12 miles to Saginaw. Well drained, good fences, and all kinds of soil—worth the money.

244

If you could buy an acre and a quarter of land with a house, barn, etc., equipped with hot and cold water, bath, water closet, furnace, and every possible convenience, and barn, chicken house, plenty of room for chickens and garden, for what alone cost $6,000—for $3,000 on easy terms, you'd call it a snap, wouldn't you? Well, we can do it. Come on and we'll show you.

245

Lot 7, Block 1, of Campbell's Subdivision, Village of Birmingham, Mich., on the corner of Lake Street and Forest Avenue. Without doubt the most desirable lot for residence purposes on the very popular subdivision. Price $225; but there is a little more than we would like to whisper to you. Come and let us take you to see the property.

246

One hundred and twenty-seven acres in the township of Troy; house, buildings worth $3,000, 7 acres of timber, 5 acres of orchard, 2 acres of hops (Clinton river runs through the farm); no marsh; land is No. 1 clay loam; 2 wells, 2 cisterns, 4 wells, 3 good houses, 2 barns in good repair, well fenced, and only 3 miles from the thriving Village of Rochester. Will trade for a smaller farm or will sell to another on time. Price $6,000 one-third cash. Take you to see it any old time at all.

247

House, barn, and about an acre of good garden land. Price, $1,000. Middle Street. Good, old-fashioned house, and a cozy home. A man in the Party line 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. Price, $1,800; would cost more than $1,000 to build this red-hot minute; and we only ask $1,050 for house and the 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 some of the best class residences in the village. Plenty of room for a good family, and it can be bought for $1,500. 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 "Beause!" House, barn and chicken house, with two acres of land on west side of Woodward, opposite Electric Park, known as the "Beauset." Seven rooms, bath, toilet, two cellars, furnace room, good hot-air furnace, two grates and mantels, one of the best equipped lot of buildings in the village, city water, drains, fine shade trees and beautiful lawn; buildings insured for $4,000. $3,500 cash will buy it, and the balance of purchase price can be had on long time and low rate of interest. Without exception one of the finest location and the best lot of buildings on our list; and the price is right.

251

House and lot in Campbell's Subdivision; corner lot 60x110, fine hedge on front and side, cellar, city and cistern water, one in the kitchen, fine veranda on front and side; cherries, peaches, pears, crab apples, plum and quince trees and some smaller trees. All will buy it, and terms can be made so that it won't take a millionaire to handle it. Come on.

252

Eight acres of land in Newaygo county, Michigan, listed "A No. 1 sandy soil;" no buildings, 10 acres oak timber; price $100 per acre. Is this worth anything to investigate. We're ready to answer all questions you may ask—wise or otherwise.

253

Two hundred acres of sand and sandy loam, 40 acres of mixed timber, 20 acres cleared; two buildings of little value. Price $10 per acre. Is in the Township of Big Prairie, County of Newaygo. And then we have 40 acres, 1½ miles to the same township, with 2 buildings, 25 acres of cleared and 10 acres of mixed timber; all at $10 per acre. We'll put in the whole stalls for 12 head apiece and you know what our opinion used to be at school regarding any "feller" 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 convince any one that there is no better land in the famous Township of Southfield. Well, and then we have 40 acres adjoining, fine sand, summer and the proceeds applied to the care and support of the poor. Will want a good farm, with barn, fences, etc., in good repair, and the price which will cause you to sit up and take notice when we tell you. Just at the edge of the village and the main.

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 water; never dry; 16 miles from good school; 2 large barns and light to all buildings (been running for the past 3 years); 2 acres bearing fine orchard; farm well fenced, row of fine maples along entire front; one of the best neighborhood. Will exchange for Detroit improved property.

256

Eight-room house, good barn and two acres of excellent land on east side of Middle Street, one mile in the Village of Birmingham—one of the best residence streets in the village. Modern building would cost $2,800 to build today (house is practically new), and the whole outfit can be bought for $2,000 cash, or will trade for Detroit property to secure it will sell it, and you can have your own way about payments on balance.

Great Eastern Found Vocation.

The Great Eastern, which made her maiden trip more than a century ago, was not a financial success until she became a cable repair vessel several years after.

Huge Rope of Hair.

In the British museum there is a huge rope of hair, weighing nearly two tons. It was originally made for one of the emperors of Japan.

Misjudged.

Georgie—Mamma, is the man that makes the bread at the bakery called a baker?—Lippincott's.

Plea for Utter Selfishness.

Let everyone look to himself and none will be lost.—Dutch Proverb.

Equality.

All men are equal until they get their first clothes on.