

dollar of the United States shall contain one ounce of pure silver and shall be coined without restriction or seigniorage, and shall be a legal tender for all obligations public and private the same as gold."

AS TO LAND TITLES.

The following letter has been received:

PROVIDENCE, Cache County,
July 3, 1893.

Editor Deseret News:

Some parties in looking over their land deeds find that they are not correct; their deeds were issued by Judge W. Hyde (who is deceased), who was probate judge of Cache county and who entered our townsite. The present occupants have held possession of the land for over twenty-five years, but their deeds do not call for the land that they are cultivating. Now, can you tell us the easiest and legal way of us getting correct title to our land? We understand if the judge was alive he could give us new deeds. A SUBSCRIBER.

If, as would appear from our correspondent's letter, the government deed to Judge Hyde was issued to him in his official capacity, and hence in trust, and to his successors in office, the present judge can, upon the above showing, issue correct deeds. The fact that the occupants have been in peaceable and undisturbed possession for twenty-five years would constitute in itself a good and sufficient case; and if the present incumbent of the office refuses to make the necessary correction we think he can be legally compelled to do so. It on the other hand the patent was issued to Judge Hyde personally and hence to his heirs and assigns, his heirs should agree to a rectification of the errors; and if they decline, a suit at law to quiet and clear the title would have to be instituted. Similar cases to the foregoing have frequently arisen in this city and county, and they have usually been settled without difficulty—such legal proceedings as had to be taken having been generally formal and with the acquiescence of all concerned.

[COMMUNICATED.]

A BENEFICENT SOCIETY.

Ten years have elapsed since Zion's Benefit Building Society was organized in this city on the broad basis of mutual help, with the knowledge of course that many were needing just such security as it proposed to give, and many more were desirous of such help as it was created to impart.

At the date of this organization old fashions and methods were in a transition state. If a man wanted to build or make an addition to the home already built, mechanics had become indisposed to start one year, and adding a little annually, complete a house after three or four attempts, as had been the practice from both poverty and necessity—the foundation one season, the walls, sometimes the roof another, partial plastering next and finished when ready. There was no satisfaction to any workman in this and it was expensive to the

builder. Still as a rule he paid in anything and everything and needed the house even from the start.

As the barter or trade method declined in Utah and money became more reachable, builders and improvers began to borrow, to mortgage and build at once; but the rates of interest being from 1 to 1½ per cent per month and upward, in experience it was found to be more than a rent, in fact an enormous tax through which many homes eventually lapsed to the mortgagee. The artisan, the man of daily or weekly wages, realized in his little dugout or log cabin that if he deferred supplying accommodation to his growing family until he had the money on hand, he would do but little, and so his credit seemed in every way undesirable or to be like asking a favor; and so came about a decided era of non-improvement.

When the above-named society was perfected and incorporated many hailed it as the day-dawn of deliverance. Others for fear it would fail, gave it neither endorsement nor patronage. But the few hopeful ones subscribed for stock, and now and then men who had money came in—those who never expected to borrow but entered as investors and partly to aid a promising cause. Many of this class, however, drew out when investment elsewhere seemed more profitable for the time. The incorporators and officers were none of them self-seeking. Every position save that of the secretary was an unpaid and honorary yet onerous one. Expenses were at a minimum, so it need not call for surprise that success was almost inevitable from the start.

It is understood of course that the monthly subscription per share is but fifty cents, or six dollars per year, outside of the entrance fee, which is ten cents per share. Each share is supposed to reach par, or one hundred dollars in value, as the outcome of continued investment and accumulated interest, if cautious management is the rule. That this has been the case will be fully demonstrated at the close of the present year, when the first series of stock will mature, and all stockholders holding that series will receive their hundred dollars for an investment of about sixty-three; and as a new series is issued in July of each year, succeeding years will enjoy one of a perpetually maturing series. From the beginning up to date every investor will have received nine and three-quarters per cent per annum for his money (whatever the series) and yet if he has been a borrower from the society, interest on his loan will have been but eight per cent per annum. The facts are that no money is ever permitted to remain in the treasury. Rather has the demand always exceeded the supply. Near six hundred thousand dollars have been loaned by the society to its members without a default or foreclosure of mortgage of any consequence. Its members number nine hundred, and delinquencies as to prompt payment, whether of stock or interest, have never reached beyond the present status of one dollar and a third per member. Nearly one hundred thousand dollars has been declared in dividends; and upwards of one-third that amount has been paid out, the balance being

credited to borrowers and stable investors.

Who can estimate the sense of deliverance from worry and anxiety when a mortgage has been lifted by the society? Who can estimate the increase of comfort in homes enlarged or improved by so beneficent an organization? Who cannot see the stimulus given to marriage by the possibility of a personal home for the young couple just starting into life? What of the creation of the spirit of thrift, of ambition, of progressive independence in the breast of a young man through membership accumulation? What of the realized satisfaction in sickness, or when out of employment, or if called to missionary life, where a man owns his own home, and neither he nor his family are subject to any landlord in a time of need? Can any better thing, any safer investment be suggested to a young man receiving wages than that he take a few shares in the Building society? If he already possesses a home, can his little surplus accumulate faster anywhere than this? Would not a limited sense of economy, of self-help, of possible sickness, or other idea of saving, be enlarged by a little put away from month to month for an emergency, a rainy day, a nest egg so to speak, for wife and children or for self?

Five dollars a month carefully hoarded for about ten years means a thousand dollars on hand to begin some business with, to buy a farm if weary of wage routine. Cautiously invested such a sum is a foundation for fortune, and the nucleus of independence if blessed of heaven. Hosts of young men "fool away" many times this amount every month in the year. They are lavish toward their "best girl." The theater, the circus, the lake, a drive or two, maybe the saloon or the pool-table absorb a spare or sometimes a prospective dollar, as the earth absorbs the shower. Things are desired, used, enjoyed, which could be as well dispensed with; things in which there is no harm probably, then things inexpedient, and things foolish or wicked.

The safety of an investment in the Building society is beyond question, and if urgent necessity should arise, all deposits can be withdrawn on brief notice. Over a quarter of a million dollars has been so withdrawn since the organization. Not that this is to be encouraged, for some have done so without making any other effort, or trying whether conditions might not speedily pass over, and so their savings continue intact. That prosperity and appreciation has attended the labor and been in the hearts of borrowers is attested by the fact that \$250,000 so borrowed has been repaid to the society, and every month this process reduces the amount of past loans and becomes a new one to applicants who continue the routine.

The president of the society, T. G. Webber, is the well known superintendent of Z. C. M. I., a gentleman recognized at home and abroad for conservative business sagacity, and to him and the members of the board who are elected annually by the stockholders—and all unpaid—the stability and values of the organization is no doubt due. There is nothing of the wildcat or speculative character in