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WHAT A DEED OF A FARM INCLUDES.

Of course every one knows it conveys all the fences standing on the farm, but all might not think it also includes the fencing stuff, posts, rails, etc., which had once been used in the fence but had been taken down and piled up for future use again in the same place (2 Hill, 142). But new fencing material just bought and never attached to the soil would not pass (16 Ill. 480). So piles of hop-poles, stored away, if once used on the land have been considered a part of it (1 Kernan, 123.) but loose boards or scaffold poles laid loosely across the beams of the barn and never fastened to it would not be, and the seller of the farm might take them away. (1 Lans. 319.)—Standing trees of course also pass as part of the land; so do trees blown down or cut down and still left in the woods where they fell (64 Me. 309.) but not if cut and corded up for sale; the wood has then become personal property.

If there be any manure in the barnyard, or in a compost heap on the field, ready for immediate use, the buyer ordinarily takes that also as belonging to the farm; though it might not be so, if the owner had previously sold it to some other party and had collected it together in a heap by itself (43 Vt. 95.) Growing crops also pass by the deed of a farm, unless they are expressly reserved, and when it is not intended to convey those, it should be so stated in the deed itself; a mere oral agreement to that effect would not be valid in law (19 Pick 315.) Another mode is to stipulate that possession is not to be given until some future day, in which case the crop or manure may be removed before that time.

As to buildings on the farm, though generally mentioned in the deed, it is not absolutely necessary they should be. A deed of land ordinarily carries all the buildings on it belonging to the grantor, whether mentioned or not; and this rule includes the lumber and timber of any old building which has been taken down, or blown down, and been packed away for future use on the farm. (41 N. H., 503; 30 Penn. St. 185.)

But if there be any buildings on the farm built by some third person, with the farmer's leave, the deed would not convey these, since such buildings are personal property and do not belong to the land owner to convey. The real owner thereof might move them off, although the purchaser of the farm supposed he was buying and paying for all the buildings on it. His only remedy in such case would be against the party selling the premises. As part of the buildings conveyed, of course the window blinds are included, even if they be at the time taken off and carried to a painter's shop to be painted. It would be otherwise if they had been newly purchased and brought into the house, but not yet attached or fitted to it. (40 Vt., 233.)

Lightning rods also go with the house, if a farmer is foolish enough to have any on his house. A furnace in the cellar, brick or portable (4 E. D. Smith, 275.) (39 Con. 362) is considered a part of the house, but an ordinary stove with a loose pipe running into the chimney is not (24 Wend. 191), while a range set in brick work is (7 Mass. 432). Mantle pieces so attached to the chimney as not to be moved without marring the plastering go with the house, but if merely resting on brackets they may be taken away by the former owner without legal liability (102 Mass. 517). The pumps, sinks, etc., fastened to the building are a part of it in law (99 Mass. 457), and so are the water pipes connected therewith bringing water from a distant spring (97 Mass. 133). If the farmer has iron kettles set in brick work near his barn for cooking food for his stock, or other similar uses, the deed of his farm covers them also (19 Pick. 314), as likewise a bell attached to his barn to call his men to dinner (102 Mass. 513). If he indulges in ornamental statues, vases, etc., resting on the ground by their own weight merely, and sells his estate without reservation, these things go with the land, (12 N. Y. 170).—JUDGE BENNETT.

GERANIUMS.—Geraniums must have a season of rest during the summer if they are expected to bloom in winter. Keep the plants in pots out of doors, under the shade of some tree, till September and water sparingly. In the beginning of September shake the soil from the roots, replant them in rich sandy loam, and bring them forward to the sun and air. Place them in a sunny window, in-doors, when there is danger of frost, and when they begin to grow give them an occasional watering with liquid manure. They need plenty of sun and air and a comparatively low temperature. In a hot room they will not do well. Cactus needs but little water, plenty of sun, and should have a small pot with light soil.—*Rural New Yorker.*

SHORT vs. LONG FURROWS.—When a farmer ploughs a furrow of seventy-eight yards in length when he could as well plough a furrow two hundred and seventy-four yards in length, he is getting a waste of three hours and twenty minutes out of a day of eight hours; or, if the day's labor of man and team be reckoned at three dollars, he is losing by the short length of furrows about \$1.25 a day. This, though an extreme case, does not lessen the force of the force of the argument.

BEST MODE OF FEEDING STRAW.—

"Inquirer," asks how the English prepare their wheat straw for use as fodder. Straw becomes somewhat tough by being kept, and is often cut riper than it should be, and to improve its condition, render it more palatable and nutritious, some of the more progressive farmers in England have, in June or before harvest, cut this straw, of the previous year, into short lengths with the straw cutter, and mixed with it one-sixteenth, or one-twentieth part of green clover, vetches, or rye grass; placed the whole in a tight bay in the barn, trampling it in solid, and thus keeping it till the following winter as food for their stock. The green clover, &c., is also run through the straw cutter, rendering it easy to mix with the straw and causing it to pack more solidly. This small part of green food mixed with the straw causes it to ferment slightly, and thus softens the straw and diffuses the flavor of green food through the mass, rendering it very much more palatable to stock. Dr. Voelcker analyzed this prepared straw, and found it very much improved as food. Mr. Samuel Jones of England has been in the habit of mixing a large amount of straw in this way and feeding it to his fattening stock in winter, with the addition of a small quantity of oil-cake and malt sprouts. He reports very favorably of its use.

The writer has prepared in this way straw left over for some years. He uses an early cutting of his newly-seeded meadows, in which there is likely to be some thistles and weeds. If these are in a green state, slightly cured with three or four hours' sun, then cut and mixed with straw, at the rate of one of the green grazo to ten of the straw, and packed solidly in a bay or large bin, he has found it to make excellent winter food for cattle, in two rations per day with one of good hay. This, or some modified form of it will ultimately cause the use of nearly all the straw as food for stock. When ensilage shall be adopted, all our straw may be mixed in small proportions with the green food in silos, and it will all be eaten with about the same appetite as the green food alone.

On almost all farms there are fields that yield many weeds and thistles the first year of cutting, and if such a crop is suffered to ripen, it is of little value, and the weeds and thistles multiply. When green and succulent, almost everything that grows, and denominated weeds, makes good fodder. In this green state, mixed with straw, they help to make that palatable also. It is usually profitable to feed a little grain, and this prepared straw with a little grain will keep the stock in profitable condition.—*Southern Cultivator.*

PROFITABLE FARMING.—Farming will not pay if farmers are intemperate and shiftless, or if all their wants are for luxuries and display. I will not pay if they are more horse farmers, and run after agricultural fairs and trotting purses, and make the horse of no more value than a pack of cards, a thing to bet money on—the besetting sin of young men at the present time. It will not pay if they keep fine horses and buggies to ride into the village every afternoon to meet jockeys or barroom loungers. It will not pay those like the Southern farmer, who had "hog and hominy enough at home to last till spring," and therefore would not work. Neither will those be successful who say to their hired help in the morning "go," instead of "come, boys." It will not pay to adopt the skinning system and starve the soil, or to permit brush, weeds and thistles to overrun the farm, choke out the crops and rob the soil. That farmer is unsuccessful who is conservative, and wedded to old ways and old ideas and implements.

On the contrary, that farmer will succeed who makes up his mind that the whole secret of success is in himself; that it is the man and not the business that tells. He will succeed if he brings to bear the same amount of skill, fore thought, energy, economy and judgment that any other branch of business requires. He will succeed if he sticks close to his farm, as the mechanic does to his shop, and not expect to work three or four months and then take his ease the rest of the year. That farmer will succeed who takes the papers, and digests what he reads, and is not afraid of new ideas and new methods of industry. He will succeed if it is his intention that whatever he sends to market shall be the very best, and so made and put up that when seen it will be captivated for its freshness, cleanliness and purity, and will be unhesitatingly taken on account of its well-known character for honesty of weight, measure and count. Those who have farms may think themselves fortunate, for although they will not thereby find sudden roads to wealth, they will certainly prove that persistent farm labor will bring a sure reward. It is worthy of notice, that the adventurer and speculator, with blasted hopes and shattered health and fortune, have in the end to come back to the farm for health and safety. Agriculture is the basis of national strength and wealth, and a most certain and liberal support of all who follow it intelligently.—*Western Farmer.*

What did the young lady mean when she said to her lover, "You may be too late for the car, but you can take a 'bus'?"

FARMING OUT CONVICTS.—"An Ex-Convict" in the New York Sun writes as follows about the evils of farming out convicts:

The present system of employing convicts in the United States is with few exceptions, the so-called contract system; in other words the State leases the convicts to work for private parties, receiving a stipulated money compensation for every man per day.

The great evils resulting from this system are so evident and so well known and acknowledged by all men who have taken interest in penological matters that there is not in Europe a single Government that would for a moment consider any proposition, no matter how advantageous to all its citizens.

The contract system is degrading to the dignity of Government and the majesty of law; it has the most pernicious influence on the convict, causing him naturally to think that crime is simply a vehicle of profit and wealth to certain favored business men; it is antagonistic to the aim and end of a prison—constantly interfering with rules and measures paramount to the reform of convicts—and it is a cruel wrong to the industrious working classes of a nation.

The only commendation its advocates can advance in its defence is, that of all prison systems it is the best paying. The writer believes that, putting aside every principle of humanity and religion—considering only the financial part of the question—these paying prisons are the very dearest that a community could support.

Prison statistics, carefully collected in different countries, show that of men sentenced to penal servitude 75 per cent. are amenable to reform, provided the prison in which they are compelled to spend years of their lives is, to some extent, a penitentiary in the true sense of the word. Of the men who have served terms in prisons in this State, only about 35 per cent. engage in honest pursuits and become useful members of society, a loss of nearly 50 per cent. of the possibly to be reformed criminals who, instead of becoming industrious men, adding by their labor to the common wealth and wealth, continue in their career of crime.

SHEEP—GRUBS IN HEAD.—Grubs are deposited in the nostrils of the sheep, during the months of July and August, by the sheep bot fly (*Botus ovis*). The grubs which have been offered; all of which are to dislodge the grubs, or prevent the gadfly from depositing the egg or grub. Each theory is received, but that the fly deposits the living grub, is advanced by Kiley and generally believed of late.

As soon as the larva is deposited, it begins to creep upwards, irritating the delicate linings of the nose as it goes up. It remains in the head till May or June, when fully matured. Then they drop to the ground, where they remain forty to sixty days, when the fly comes forth from its pupa state to propagate its kind. Its life in this state is brief. It eats nothing.—Only deposits its larva in the nostrils of the sheep. During this time, if the sheep could be kept on new pastures, where the bot-fly had not been dropped in the grub state, all would fare well, perhaps.

Such preventives as keeping a well ploughed piece of ground for the sheep to thrust their noses into; smearing tar on the sheep's noses, two or three times a week; or dusting the sheep in the barn, closely confined, for a few minutes with slaked lime, to make them cough and sneeze, so they will throw the young grubs out in the operation of sneezing.

Salting sheep in auger holes, bored into a log a couple of inches, with tar smeared around these holes, so the sheep may smear their noses in getting at the salt, is practiced by some effectively. The inhaling of carbolic acid vapor is recommended by some. A feather, dipped in oil of turpentine, and gently passed up the nostrils and turned around several times, has been practiced. A weakened solution of carbolic acid, or cresote, has been used the same way.

Sheep with grub in the head, ought to be well fed to keep up the vitality and strength of the sheep. The extra demands for this irritating cause, can hardly be estimated. The trying season on sheep from this parasite, are the late winter and early spring months.

Lambs, on account of the more tender state of the linings, suffer more seriously from their assaults than older sheep.—*Colman's Rural World.*

REMEDY FOR SORES, WOUNDS, AND BRUISES.—Take the following mixture, to be applied twice a day, with a feather, always shaking well before using:

1 quart flaxseed oil; 1 pint strong vinegar; 2 ounces sal petre; 1 1/2 gill spirits turpentine. Put together in a vessel till dissolved. One application nearly relieves the soreness. It will take the hair off but it will grow again the same color. This was given me by an old English groom and is invaluable.—J. W. WARE, in *Rural Messenger.*

No matter how bad and destructive a boy may be, he never becomes so degraded or loses his self-respect sufficiently as to throw mud on a circus poster.

THE STORM CARNIVAL.

TWO HOTELS AT BEAUFORT, N. C., WASHED AWAY.

The accounts received by telegraph, from all sources, up to a late hour last night, agree in their picture of the desolation and ruin wrought by the terrible storm. The wind lashed the sea into a rage and it in turn roared around the town and almost swallowed it. The waves frothed in their fury as they tore the staunch houses timber from timber and threw ships helpless on their broken ribs. Hotels, storerooms and dwellings were swept away by the invasion of the sea. The wuds howled and whistled through the ruins and wrenched off tall chimneys and towers. The rain beat down in deluging sheets, and the swollen waters broke through and ate away dykes and railroad embankments. Wharves and iron pilings sank into the waters like lead. Baggage, houses, boats and furniture floated about in confusion. The storm was abroad over sea and land. Worse than all this loss of property is the loss of human life. It is feared that John Hughes, a son of Major Hughes, was drowned.

We print below the latest information that could be got:

BEAUFORT, VIA MOREHEAD CITY, August 18, 1879.—A terrible storm occurred this morning at 5 o'clock. The Atlantic Hotel and Ocean View are both washed away. There are 140 visitors present; no lives lost but all their baggage is gone.—One-third of the town is destroyed. It was the severest storm ever known on the coast.

The wrecks of some vessels are in sight. The excursion boats expected this morning have not been heard from.

B. C. MANLY.
Through the kindness of Col. Andrews we were furnished with the following dispatches:

NEWBURN, N. C., August 10—5:30 P. M.—To Col. A. B. Andrews, Supt. &c.: * * * I have just heard from Beaufort, and am having a train prepared to go down myself with all our forces.

There is great destruction at Beaufort. The Ocean View and the Atlantic Hotels at Beaufort were washed away this A. M. at 5 o'clock. There is great damage to the town, but no lives were lost.

The Atlantic Hotel in Beaufort is entirely gone; not a vestige left.

The damage to Morehead City is very great. The platform from the depot to the mainland was washed entirely away. All the iron piling is gone but one. The Punch Bowl Slough was washed out. The loss is not to be calculated. Nearly all the boats are destroyed. The market houses were blown down, and all the fish houses are gone. There is no wharf in the place. Nearly every house is without a chimney. The colored church was blown down, the school house was destroyed, and a great many people are out of homes. There are no fences left.

The storm was terrible, but thank the Lord, no lives were lost. So says the dispatch to me. I will telegraph you from Morehead City.

"JOHN D. WHITFORD, President."

MOREHEAD CITY, August 18—9:10 P. M.—The calamity is even worse than telegraphed to-day. Will telegraph you in the morning full particulars.

All baggage of the guests at the hotels in Beaufort is lost, and it is believed that Major John Hughes' son John was drowned. Gov. Jarvis, Hon. J. J. Davis, Gen. R. Ransom and others are here doing their whole duty.

MOREHEAD CITY, N. C., August 18.—We were visited this morning by a terrific storm from the southeast, damaging personal property here to the amount of about \$5,000. The Atlantic and North Carolina Railroad track between the town and the depot is nearly all washed up. The Atlantic Hotel and eight business houses in Beaufort were washed away, while the various other damages are incalculable. The guests of the Atlantic escaped, but the building and contents, including all the baggage, is a total loss.

There is no information from other sections of the county, but the damage must be very great.—*Raleigh Observer, August 19.*

A PECULIAR DUEL.—I was looking over the stories that were sent in last week for the prize, and I wonder that the editor did not insert this one, which is really too good to be lost: "There is a curious duel now pending in Boston, which began several years ago. Mr. A., a bachelor, challenged Mr. B., a married man, with one child, who replied that the conditions were not equal; that he must necessarily put more at risk with his life than the other, and he declined. A year afterward he received a challenge from Mr. A., who stated that he, too, had now a wife and child, and he supposed, therefore, the objection of Mr. B. was no longer valid. Mr. B. replied that he now had two children, consequently the inequality still subsisted. The next year Mr. A. renewed his challenge, having now two children also, but his adversary had three. The matter, when last heard from, was still going on, the numbers being six to seven, and the challenge renewed."—*London Truth, August 14.*

THE DIXON BUSINESS.

All the outcry against the "Yazoo bulldozers," as they are called by Republican or self-styled independent papers, is as hollow as it is noisy. There is no more reason for waiting over the sudden taking off of Dixon than there would be for any other desperado. He was a man of blood and violence. He stood charged with five unavenged murders. He was an assassin as well. He proposed to put himself at the head of a gang of negroes in a county where the negroes largely outnumber the whites, and in the opinion of over a thousand men of both political parties, imperil the lives of hundreds of innocent men, women and children. If he had been suspected of being

capable of spreading the contagion of yellow fever he could have been banished a score of times and nothing said about it; but more dangerous than the pestilence, the sober determination of hundreds of men with families and homes to protect that he should not wantonly turn a peaceful community into a small hell, is held up as but a species of diabolism. A community has a right to protect itself against such a man. It has a right to prevent him from putting himself at the head of dissolute, ignorant and equally desperate characters for the object of riot and rapine. Who is there that would have denied to the people of Washington last winter the right to prevent such a creature as Cohen from arming his crazy followers with torches and axes to destroy the property and imperil the lives of unoffending citizens? A poor tramp, who, in the excitement of the hour and threatens nothing worse than the demolition of a few chickens and a hayrick, can be "moved on" by law, or put in jail, but a desperado, reeking with blood, cannot, according to these sympathetic Republican newspapers, be awed into decent behavior without threatening the very foundations of the government. The attempt to make such a creature a hero shows to what alternatives the Republican party has finally been brought. As well might they adopt Jesse Pomeroy or Chastine Cox.

Barksdale killed Dixon for the reason, as alleged, that Dixon had planned to assassinate Barksdale. Barksdale preferred to live, and "took the drop" on the man who proposed to kill him. That, so far as we can understand it, is about all there is of it.—If the country insists on being excited over it we do not see how it can be helped.—*Washington Post.*

THE CHINA TREE.—Rev. H. G. Gillund, of Kingstree, S. C., writes to the Home and Farm as follows, which is worthy of consideration and trial:

In a few brief words let me mention some things concerning this tree which will be valuable information to the whole South. The botanical name of the tree I do not know. It is sometimes called Pride of India. In general, let me say, it is one of the most speedy and insect destroyers to be found in nature. I will give instances of its destructive effects of this kind in so far as I have seen the experiments.

Horses affected with worms may be entirely relieved by putting a handful of the berries of this tree in their food three times a day. If it is a severe case, give a pint of the berries at each feeding. If it is winter or early spring time, simply let the horses feed under the trees. This remedy I have seen tried often, and I have never known a failure to cure.

The berries are very valuable for protecting dried fruits from worms or insects. A few of them scattered in with the fruit will drive off any invaders of this kind.—This has been tried with great success, fruit being protected thus near other fruit which were rendered useless by the worms. I have heard others say that wheat, peas, rice, &c., may be saved from the weevils in the same way. I have not yet seen this tried. Doubtless it is true.

The value of this tree to the garden is incalculable. The following experiment has been tried with perfect success by Mr. G. S. Cooper, of Indian town, S. C. His cabbage were about to be destroyed by little worms. He simply took a bunch of the leaves of this tree and spread it over each plant. Every worm left, and the cabbage headed beautifully. A tea made of the berries, or leaves, and sprinkled on the plant, will have the same effect.

My knowledge of trials of this kind does not go further; but this is sufficient to show the peculiar value of the tree, and to lead others to experiment for themselves. If they do, my purpose in writing is accomplished.

CHICKEN CHOLERA.—This disease is one that proceeds from a disordered liver, by which the liver is disorganized and the bowels affected. A remedy that has been used successfully is to give one-fourth of a blue-pill to each fowl as soon as it is seen to be sick, and repeat this the second day after. Then give half a teaspoonful of castor oil. After the fowl improves give scalded corn-meal in which a teaspoonful of black pepper for each fowl has been mixed. Poultry need a little salt, and if they were supplied regularly and moderately they would be more healthful than they usually are.—*New York Times.*

Whoever Eve wanted a new dress she turned over a new leaf.