SOUTH'S INDUSTRIAL LIFE.

THE UNJUST STAND OF UNION LABOR AGAINST THE NEGRO.

The Chattanooga Convention Adjourns After Hearing a Spirited Address From President Council of the Alabama Agricultural College—The Negro's Rapid Rise.

CHATTANOOGA, Tenn., May 17.—The Southern Industrial Convention finished its second annual session in this city this afternoon and adjourned to meet in New Orleans next year. H. B. Kinzie of New Orleans was unanimously elected President, the other officers were allowed to hold over until the next meeting. The principal speakers today were Col. John Temple Graves of New York, who discussed the proposed Southern exposition to be held in that city, John W. Fax of this city and Gen. J. T. Wilder. Mr. Kinzie discussed "Compulsory Arbitration as a Preventive for Strikes." Prof. William Counsel, colored, talked upon the race problem. Alexander Hoyt of Baltimore discussed the trade of the South. B. N. Kelly of Boston his talked upon the coastwise trade of the South.

The address of Prof. W. H. Council, President of the Agricultural and Mechanical College, of the Alabama upon the race problem at Huntsville was one of the most interesting of the session. He said that the relations of citizenship are fixed facts. The ability to rise on higher forms of civilization and intelligence is no longer doubted by intelligent and educated people. His capacity is proved in industrial life, skilled and unskilled, is not an open question, but is accepted that wherever he has been permitted to have a chance. Both friend and foe agree that the affairs has solved in his hands and that the time has come for the restriction on some fair and equitable basis upon which all men may stand independent of race, color or previous conditions, whatsoever character. The negro is just thinking away from lonely crowded towns and is falling in line with the new idea of work and economical thought of the race. He stands ready to enter any industrial field to earn a living. What the negro has already attained in proficiency as a laborer cuts to the quick "per sesame" wherever competent facility. Servants, laborers and farmers are demanded.

He denounced the attitude of organized labor against the negro, who has refused at times to take any part in labor agitations and has been faithful in everything. Had the negro allowed himself to be seduced by the labor agitator, the South would have suffered industrial amputation. The labor agitator is trying to make himself on the negro by trying to declare him as the labor element of the South. He added:

Give the negro labor of all kinds and we pledge eternal loyalty and obedience and prosper an era of prosperity and happiness never seen before in all the history of our American Republic, because truth and justice will reign on.

In conclusion Prof. Council said:

The proper education of the negro will overcome all obstacles to him as a laborer. Education, the righteousness, exalts a nation, but ignorance, sin, is a curse to any people. There are kind of service we will not perform, more attractive when performed by intelligent hands. Educated farmhands, mechanics, domestic servants are a hundred-fold better for the South. Instead of degrading common labor by leaving it to the most ignorant part of our population, and then dishonor the human soul by leaving it down in ignorance, let us lift it up and we will lift up all. Instead of magnifying the labor question, let us magnify the common labor by the common people who work out a new heaven and a new earth. The light of love and industry will drive out vice, misery, injustice, riot and bloody strife. Then will peace and prosperity spread their wings over a prepossessed South and forever. The convention appointed a Board of Education consisting of one man from each Southern State to devise plans to foster industrial education in the South. Resolutions were adopted indorsing compulsory arbitration as a means to avoid strikes, calling on Congress to spend more money in the improvement of Southern rivers and harbors, indorsing the proposed Southern Exposition to be held in New York, and thanking Secretary of Agriculture Wilson for attending the meeting.

CLOUD ON CORBIN ESTATE TITLE

In the James Gordon Bennett House—Sale Delayed Pending Arrangement.

The former home of James Gordon Bennett, located at the northeast corner of Fifth avenue and Thirty-eighth street, afterward the residence of the late Austin Corbin, was sold recently for $400,000 to Charles T. Barney, George Seldon and a number of their associates, an offer of $425,000 for the property was made to the Corbin estate soon after Mr. Corbin's death, but it was refused. Mr. Corbin bought the place from James Gordon Bennett on Jan. 4, 1899, for $300,000.

There is a difficulty in the way of completing the sale, which will fail through unless the title to the property is cleared by the courts. James Gordon Bennett did not observe all the formalities required by the law for perfect title to real estate prior to the transfer of the property to Mr. Corbin. Mr. Bennett inherited a half interest in the property absolutely and held the other half as trustee for his sister, Mrs. Isaac Bell, and her children. It was the desire of the trustees that the place be sold, and Mr. Bennett after the sale gave his sister her share individually, making the sale directly instead of through a third person. The transaction made the title to the property defective, and Mr. Bennett gave a bond equal to the purchase price to Mr. Corbin, he alleges, being, it is said, that when Mrs. Bell's children become of age they should sign deeds of claims and clear the title. They are not yet of age.

When Mr. Barney and his associates found that the title was not perfect negotiations were interrupted. They propose a friendly suit at law to be carried to the Court of Appeals, to have the validity of the title settled. If the courts decide in the negative the litigation will be stayed by the trustees and the Corbin estate, otherwise, one of the syndicate said yesterday, the sale will not be consummated.

SERGEANT'S HORSE DROPPED HIM.

The Commander of the Bicycles Prefers to Continue by Horse Car.

Sergt. Thomas McCormick, commanding the bicycle squad, made up his mind that in order to show reliability at the head of his command in the police parade he ought to take some lessons in riding. He hired a horse from a Fifty-third street livery stable and has been riding before his home in Bedford Park and the bicycle squad station every day. Yesterday afternoon, while he was on Broadway near Seventy-second street, a steam roller scared his livery stable charger. The horse stood up and pranced. Mr. McCormick inclined his neck and laid it to any. After a considerable crowd had gathered the horse dropped the sergeant into a mud puddle and went its way down Broadway rejoicing. A policeman captured the beast and led it back to the sergeant and asked him if he was not hurting for a mount.

"Not a bit," remarked the sergeant, "not a bit. I'm going down on a car, the horse can walk if it wants to."

LADIES PROMPT TO GIVE AID.

Their Automobile Frightened a Horse, but Carried the Coachman to a Doctor.

NEW ROCHELLE, N. Y., May 17.—While George Schwartz of this city was driving home from the Morris Park racetrack last evening his horse became frightened by an automobile in Pelham Manor and ran away. Mr. Schwartz and his coachman, Charles Graham, were thrown out. Graham's left leg was broken, but Mr. Schwartz escaped with a few bruises and cuts on his face.

Mrs. Jacob K. Hunter and Mrs. Duncan Kerr were in the automobile, turned the machine around and went to the rescue of the injured men. They asked if their assistance was needed and Mr. Schwartz replied that he wanted their automobile to take his coachman to a physician. The coachman was placed in the machine and taken to Mrs. Hunter's residence in Pelham Manor, where Dr. Hunter, a retired surgeon, who had been summoned, attended him. Later he was taken to his home in New Rochelle.

Locomotive Explodes—Two Men Killed.

ASBURY, Ill., May 17.—A locomotive on the Illinois Central passenger train No. 21 of the Chicago and New Orleans through train, south bound, blew up this morning inside the city limits of Dubuque, killing the engineer, Thomas Bergin and fireman John Wright, both of Dubuque. The locomotive was completely demolished, the mail, express and baggage cars were badly damaged. The wreck blocked the main track.

Drank Acid Instead of Medicine.

Sadie Jacobs, the seventeen-year-old daughter of Simon Jacobs, a wholesale dealer in cigars, at 1 Prince street, died of carbolic acid poisoning yesterday at her parents' home. She had been suffering from stomach trouble for several days, and her parents say took the acid in mistake for medicine.

REAL ESTATE NEWS.

Transactions of considerable moment were announced in Harlem yesterday by L. J. Phillips & Co. and Potter and Brother, while Louis Lese sold several lots on East 106th street, while some other sales on the upper West Side were also announced at private contract. John N. Golding sold a house on East Sixty-first street. A large building mortgage was recorded in the name of Albert Saxe against property at the corner of Broadway and Eighty-second street. Thomas F. O'Rourke, manager of Sharkey, Joe Walcott and other fighters, has also mortgaged his place, the Delavan Hotel, on the northwest corner of Broadway and Fortieth street.

Washington A. Bunker took title to the property in Lispenard street from W. B. Duncan, Jr., and another, trustees, who themselves took title to property on the north side of 117th street, 50 feet west of Manhattan avenue, 75x100.11, from Judson Lawson. The consideration was $150,000.

It has been declared by brokers that property downtown has rented easily this spring. In confirmation of this Lovejoy & Noyes have reported a large number of leases, among them being leases of entire buildings for terms of years in the downtown section. They have leased for Charles G. Hoyt of Ithaca to The Bingham Brothers Company for a term of fifteen years and three months from next February, the building known by the street numbers as 12 New Bowery, 50 New Chambers street and 406 Pearl street. They also report among other leases recently negotiated the six-story basement and sub-basement building No. 194 William street (owner, S. L. Cohen) to Louis Clonney & Co., building No. 31 Frankfort street, together with two rear William street buildings (owner, Estate of S. L. Cohen), to the Fulton Stamp Works, building 96 Beekman street, for the estate of Enoch Ketchum, to Nichthauser and Levy, building 58 Cliff street, for Nichthauser and Levy (lessees), to C. B. Hewitt & Bros., building 5-7 James slip, for James Demarest (attorney for owner), to Messrs. E. M. Moers's Sons, and in conjunction with John N. Golding, have rented No. 170 Water street to Schoverling, Kinney & Co., and in conjunction with Horace S. Ely & Co., have rented No. 203 Front street, for five years, to George W. Cobb. They were also the brokers in the recent sale of the building No. 58 Cliff street to E. G. Hewitt.

Plans were filed with Building Commissioner Brady yesterday by J. Mundkowitz, architect, for a four-story office and store building for J. L. Miller, owner, at Broadway and Sixty-fifth street, at a cost of $56,000, by Edward Menz, architect, for three five-story flat houses with stores, to be built for Schmidt Brothers, owners, on 119th street, west of Park avenue, at a cost of $75,000.

Plans were also filed by Buckman & Fox, architects, for improvements, costing $200,000, to the dwelling owned by L. G. Bloomingdale, on Sixty-third street, just west of Madison avenue; by N. E. Stone, architect, for improvements, costing $10,000, to the dwelling owned by Ella J. Evans, on Thirty-ninth street, east of Park avenue, and by Howard, Cauldwell and Morgan, architects, for improvements, costing $8,000, to the dwelling owned by H. Terry, at No. 160 Madison avenue.

Private Sales.

Franklin street, No. 42, a six-story business building, has been sold by Randolph M. Newman, for about $85,000.

East Sixty-first street, No. 26, a four-story high stoop dwelling, has been sold by John N. Golding for Pulneas C. Kingsland, for about $90,000.

East 106th street, Louis Lese has sold seven lots on the south side, 125 feet east of Second avenue, to a builder for improvements.

Lenox avenue, west side, between 135th and 136th streets, Joseph J. Lamb, jr., has sold to William H. Fisher & Brothers (lessees) the five front lots on the west side of Lenox avenue, between 135th and 136th streets, being 100.10 on the avenue by 125 on either street. These are the only vacant lots on the block, the balance of fifty lots having been sold or leased since by Max Morgenstern, Walter Mc. Millan and others, improved with twenty-six modern apartment houses.

Franklin street, No. 76, a five-story building on lot 25.1x100, between Broadway and Church street, has been sold by Fiske & Dowling to a client for investment.

West 105th street, Nos. 146 and 148, John R. Davidson has sold for Arthur A. Searles two five-story flats for about $90,000 to Joseph Murphy, jr.

West Sixty-second street, No. 246, John R. Davidson has also sold for Mrs. Louise Zwisler a five-story tenement.

West 126th street, north side, 163 feet east of Lenox avenue, the old buildings on a plot 42.2x about one-half the block have been sold by Heilner & Wolf to a builder, who will erect a seven-story building.

East Fourth street, No. 69, a six-story building, lot 20x100, has been sold by Neiberg & Bro. to S. Sachs.

Jay street, No. 81, a four-story mercantile building on lot 24.11x88, has been sold by Ruth F. Field to S. H. Jackson.

West Seventy-second street, No. 218, Charles E. Schuyler & Co. have sold for Phoebe C. Halpelve to a Mr. Holcomb a four-story dwelling on lot 19x102.2. The seller bought Nos. 218 and 216 in 1892, and sold No. 216 last November to Jerome Rose.

Warren street, No. 73, Charles E. Schuyler & Co. have sold for Reginald Hicks a six-story loft building on lot 25.1x75 to Leonard K. Pettit. West End avenue, Nos. 345 and 355, Charles E. Schuyler & Co. have also sold for Leonard K. Pettit to Ratcliffe Hicks three two-story dwellings. They also have been sold nine before early this month.

East 133d street, No. 10, a five-story flat on lot 25x99.11, has been sold by Charles F. Schuyler & Co. for Potter & Brother to Herbert Duncan.

Manhattan street, Potter & Brother have bought the triangular plot at the junction of Manhattan and West 126th streets, 107x75x40. The plot has been sold three times in 1899. Morris Park, adjoining, on lot 25x92, a dwelling has been sold by R. A. Maclaire for Thornton Brothers to Mrs. Alice Fogarty.

East 135th street, the lot at the corner of East 135th street and the Mott Haven canal has been sold by Mrs. Gertrude Cowdin to Westmoreland Davis, who now owns the whole front on 135th street between Railroad avenue and the Mott Haven canal.

Auction Sales.

Bay Shore, L. I., 31 lots at Saxon's Neck, situated on Great South Bay, Saxon avenue and Oak avenue, were sold for $47,500 by trustees' sale to Matthew Baird yesterday at the Real Estate Salesroom by Richard V. Harnett & Co.

Bleecker street, No. 189, northwest corner of Macdougal street, 18.9x74x irr.x74, three and four-story brick tenement with stores, were sold to Henry Elias Brewing Company for $24,000.

Charles street, No. 47, north side, 100.10 feet east of Fourth street, 16.8x95, three-story stone front dwelling, was sold in partition to Timothy J. Crimin for $9,600.

BY WILLIAM M. RYAN.

Madison avenue, No. 1841, east side, 17.9 feet north of 120th street, 16x93, three-story stone front dwelling was sold by William M. Ryan to Conrad R. Schmitt for $14,450 due on judgment, $13,264 subject to taxes, &c., $266.54.

East 100th street, No. 160, north side, 61.8 feet west of Lenox avenue, 16.8x99.11, three-story brick dwelling was sold by William Kennelly to L. Da Cunha for $14,800 due on judgment $14,390 subject to taxes, &c., $502.32.

BY BRYAN L. KENNELLY & CO.

Park place, Nos. 83 and 85, north side, 41.7 feet west of Greenwich street, 40.2x52.8, five-story brick store, partition, to the plaintiff, Gertrude R. Waldo, for $44,800, subject to taxes, &c., $76.50.

BY JOHN N. GOLDING.

Monroe street, Nos. 28 to 32, Hamilton street, Nos. 33 to 37, being Monroe street, south side, 102.9 feet west of Market street, 62.6x87.10 to Hamilton street, x0.4.2x87.2, two adjoining five-story brick tenements with stores, were sold by John N. Golding to the plaintiff, Calhoun House, for $72,870 due on judgment, $19,192, subject to mortgages $67,000 and taxes, &c., $143.85.

Third avenue, No. 2201, near 124th street, five-story brick and stone flat, lot 25x100, voluntary sale to Henry Abrahams by Peter F. Meyer & Co., for $72,000.

120th street, No. 231, north side 241 feet west of Second avenue, 19x100.11, three-story brick dwelling to the plaintiff, Sophia M. Taylor, for $6,500 due on judgment, $7,820, subject to taxes, &c., $445.09.

115th street, No. 347, north side, 419.10 feet west of Amsterdam avenue, 14.9x99.11, three-story brick dwelling, to the plaintiffs, Meta Sohlbach et al., for $9,500 due on judgment, $9,682 subject to taxes, &c., $191.36.

Avenue A, No. 1546, southeast corner of Eighty-second street, 25.8x80, five-story brick store, to the plaintiffs, David J. King et al., executors of P. J. King, for $25,000, due on judgment, $29,424, subject to taxes, &c., $77.09.

To-day's Auction Sales.

BY PHENIX D. INGRAHAM & CO.

Bowery, Nos. 231 and 233, east side, 148.3 feet south of Stanton street, runs south 51.6x east 174.9x north 46.11x west 75x north, 11x west 100.8, to the beginning, irregular, brick stores and vacant, John O. Baker vs. Robert Kelly et al., Daly, Hoyt & Mason, attorneys; Arthur D. Truax, referee, due on judgment, $10,629; subject to taxes, &c., $992.15.

BY PHILIP A. SMITH.

Third avenue, Nos. 4024 to 4030, map Nos. 4012 to 4018, southeast corner of 174th street, 101.11x100, four-story brick flats, with stores; Ernst-Marx-Nathan Company vs. David Cohen et al.; Frank Thorn, attorney; James A. Dunn, referee, due on judgment, $5,643, subject to mortgages, $66,000, and taxes, &c., $119.20.

BY M'VICKAR & CO.

Eighty-first street, No. 202, south side, 100 feet west of Amsterdam avenue, 37.6x102.2, five-story brick flat, Robert Sanford vs. Joseph J. Zimmermann and Mary M. Platt; Henry G. Sanford, attorney; John P. Clark, referee; due on judgment, $46,743.

BY WILLIAM KENNELLY.

Ninety-ninth street, north side, 105 feet west of Second avenue, 25x100.11, vacant, Abbie A. Bishop vs. Carsten H. Bohlen et al.; C. S. & C. Lester, attorneys, Saratoga Springs, N. Y.; Algernon S. Norton, referee; due on judgment, $4,213, subject to taxes, &c., $348.15.

121st street, No. 12, north side, 100 feet west of Mount Morris avenue, 20x100.11, four-story stone front dwelling, Metropolitan Life Insurance Company vs. James A. McMillin et al.; Hitch, Woodford, Bayne & Wallace, attorneys; S. L. H. Ward, referee; due on judgment, $26,248, subject to taxes, &c., $879.93.

BY PETER F. MEYER & CO.

Twenty-eighth street, No. 152, south side, 151.6 feet east of Seventh avenue, runs south 73.5x east 1.9x south 24.6 to centre line of block, x east 24.9x north 24.6x west 3.10x north 73.5 to street, x west 22.2 to beginning, five-story brick tenement on rear, Patrick Keenan as Chamberlain of the city of New York vs. Benjamin Sire et al.; A. Stern, attorney; Augustus H. Vanderpoel, referee; due on judgment, $14,517, subject to taxes, &c., $1,700.

BY THOMAS C. SMITH.

166th street, centre line, at centre line of Findlay avenue, runs west 200 feet to centre line College avenue, x north 38.9x east 199.2x south 39x east 19.2 to centre line Findlay avenue, x south 330 to beginning, with 7.4ft of way between premises and 167th street over east half of College avenue over west half of Findlay avenue, vacant, Louise C. Kinney vs. the Continental Real Estate Holding and Building Co., et al.; De Witt & Riker, attorneys; Francis B. Delahanty, referee; due on judgment, $26,540, subject to taxes, &c., $545.68.

BY HERBERT A. SHERMAN.

Seventy-seventh street, No. 434, south side, 150 feet west of Avenue A, 25x59.5x25.4x63.6, bottom two-story brick building, Isabella L. Bergman vs. Adalbert Nicolay et al.; Philip Beekman & Merkem, attorneys; D. P. Ingraham, referee; due on judgment, $5,422, subject to taxes, &c., $158.36.

Real Estate Transfers.

DOWNTOWN.

(South of Fourteenth st.)

Lispenard st, n s, 15.9x3.4 Church st, 25.1x94.3 x irr x 25.5 x 101.4, William B. Duncan, Jr., and ano, trustees, to Washington A. Bunker, $75,000

Lispenard st, 43, Robert Warnock to George Jackson, q c, 1

Mercer st, n s, 24.6x92, William J. O'Sullivan, referee, to Albert Cappelle, 9,250

Allen st, 185, e s, 22.11x87.7x23x87.8, Louis Sachs to Gustav J. Bohnert, 1

Varick st, s e cor Broome st, 21x86, Edward F. Schell, exr, to Emma H. Hagaman, 18,925

EAST SIDE.

(East of Fifth st, between Fourteenth and 110th sts.)

84th st, s s, 225.7 w 2d av, 0.4x 9 block Along to Parish to Francis Lowenfeld and ano, $1

Same property, Charles A. Dickson to same, 1

Same property, Catherine Gifford to same, 1

Same property, Mary A. Dickson to same, 1

Same property, Harriet M. Ramsdell et al to same, 1

82d st, 216 E, Joseph A. Anspacherte Seelig to Julius Dreyfus, 100

East st, n s, 50 s Houston, q c, correction, Ernestine Schlesinger to Herman Taussig and wife, 1

84th st, n s, 225.7 w 2d av, 0.4x0.4 block Along to Parish to Dallas Archer, 1

Pitt st, n s, 25x100, 11 Fannie M. Tuttle to Rachel Jacobson, 1

Same property to same, 1

84th st, n s, 225.7 w 2d av, 0.4x0.4 block Along to Parish to Charles Rentz and ano to Henry W. F. Schulz, 1

WEST SIDE.

(West of Fifth st, between Fourteenth and 110th sts.)

84th st, n s, 100 w West End av, 16x102.2, Alexander Walker to William Otterson, $100

104th st, 100 W. 2d ave, 25.11x100.11, Christina M. Burgardt and wife to Jacob Schmitt, 3,125

Same property, Jacob Schmitt to Charles W. F. Fisher, 1 part, 1

Same property, Charles W. F. Fisher to Alfred B. Mackay to Georgiana F. Mackay, 1

HARLEM.

Manhattan Island, north of 110th st.)

121st st, 219.25 W. 8th av, 16x100.11, Iota Rosenstein to Ida E. Schulze, $1

119th st, 295 C Park av, 47x100.11, Adolph Aufmuth to Jacob Grunan, 1

Same property, Adolph Aufmuth to Adolph Grunhut, q c part, 1

127th st, n s, 175 w 8th av, 16x99.11, Amelia M. E. Arnold to Catharine M. Hogan, 1

117th st, n s, 100 w Manhattan av, 75x100.11, Judson Lawson to William B. Duncan, Jr., and ano, as trustees, 150,000

147th st, n s, 100 w Lenox av, 25x100.11, Walter Fox to Frederick H. Walker, 100

135th st, n s, 100 e 7th av, 25x99.11, Charles Schneckenburger and ano to Christian Tribas, 100

110th st, 81 E, 16.4x100, Jacob Goldham to Theodore Lyons, 1

115th st, 79 W, 25x100.11, George B. Christman to George B. Ripp, 29,000

BRONX.

(Borough of The Bronx.)

Unnamed st, n w s, 25, from road leading to Whitestone, irr x irr x 25x irr, Thomas S. Ness, William D. Sporborg, referee to Jacob Ness, $300

Kelly st, e s, 75.11 n Westchester st, irr x irr x 26.8x irr x 39.5 x Westchester st x irr x 25x irr x irr x irr x 26, Robert Proctor to William Simpson, 3,750

166th st, n s, 100 e Jerome av, 18x100, Hartman Bergman to Alphonse Nicolay et al., Philip Beekman & Merkem, attorneys, D. P. Ingraham, referee due on judgment, $5,422, subject to taxes, &c., $158.36.

Morris st, n s, 100 e 169th st, 50x100, Mary Sarko to Michael Mandel, each

Morris st, n s, 150 e 169th st, 50x100, Mary Sarko to Michael Mandel, 1

Morris st, n s, 200 e 169th st, 50x100, Mary Sarko to Michael Mandel, 1

Morris st, n s, 250 e 169th st, 50x100, Mary Sarko to Michael Mandel, 1

Kelly st, w s, 100 n Westchester st, 25x100, George F. Johnson to David Frankel, 9,500

North Oak Park, n s, 100 e 9.70, amended map Bronxwood Park, irr x irr x irr x