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We will sell you an improved farm in the Gulf District of Texas, in Wharton county, and let you pay by giving us two-fifths of your crop each year until we have received the purchase price.

This Company owns 25,000 acres of land. About 10,000 acres of it was in crop this year, and yielded 90 bushels to the acre. It contains over 100 sets of farm buildings. It is supplied with water for irrigation from the Colorado River by a pumping plant large enough to furnish water to the entire city of St. Louis.

This land is all a black loam soil. It is adapted to the growing of sugar cane, alfalfa, cotton corn, oranges, figs and vegetables of all kinds. Any of these crops can be grown without irrigation and, equipped as it is with canals for irrigation and with an abundant water supply, it is particularly suited to the cultivation of the banana crop of this country.

Our lands will be sold equipped for irrigation with a guarantee of sufficient water to RAISE RICE or any Other Products of this section, which include CANE, APPLES, GRAPES, FIGS, ORANGES and GRAPE FRUIT.

The price of these lands thus equipped range from \$35.00 to \$50.00 per acre, according to Location, Improvements and Quantity of Land already in Crop.

We require a Cash Payment of \$5.00 per acre and \$4.00 more per acre in six months, so that you will have enough invested to give you an interest in working the land. You do not sign a note or mortgage for the balance, but merely agree to deliver us Two-Fifths of Your Crop Each Year as payment, and the only payment you are required to make.

BY THIS PLAN

If you have a hard year we share your hardships and you will have no unpaid note stare you in the face. If you have good years, as we know you will have, your farm is soon paid for.

You can choose your own crop, except that we require at least 75 per cent of such crop to be Rice, as we know it is the most profitable.

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In transcribing the records we have found numerous mortgages recorded in the Deed record and indexed; and many deeds are recorded in the Mortgage record and other books. Hundreds of mortgages and deeds are not indexed at all, and most difficult to trace up from the records.

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Selections

NEW BODIES FOR OLD.

The Point Toward Which Modern Surgery is Tending.

The family physician of the near future can be pictured in the mind's eye making out a work sheet for the guidance of the surgeons to accompany a hypothetical patient to the hospital, which might read something like this: "Amputate rheumatic right leg and graft on a new one."

"Cut out kidneys, which are developing Bright's disease, and transplant sound ones, preferably from a healthy young hog."

"Reverse circulation of the blood in the thyroid gland to produce hyperemia and thus reduce diseased condition."

"Overhaul the intestines and patch where needed. The rest of him is hardly good enough to stand the expense of a new set."

"Overhaul circulatory system, replacing unserviceable veins and arteries with new ones. Put in a new heart only if absolutely necessary."

"Cut out stomach. It is completely worn out and has a well developed cancer. Besides, he won't have much use for it hereafter, as it will take all his earnings for a long time to come to pay his hospital bill."

"Cut out left lung. It is so far gone with tuberculosis that it is good for nothing and only endangers the rest."

"Trim off fifty or sixty pounds of fat. With reduced stomach and lung capacity he can't carry so much ballast."

"Make all minor repairs needed to keep him going for ten or twelve years more."

Nonsense, say you? Not a bit of it. Perhaps no one man could stand it to have quite all these things done to him at one time, but the surgeons could do their part, all right. They know they could, because they have already performed all these seemingly impossible feats and a great many more besides.

Unbelievers may find at the Rockefeller Institute For Medical Research in New York some living circumstantial evidence in support of these staggering assertions. — Technical World Magazine.

Divorce in England is Costly.
Divorce in England today is a luxury reserved for the rich and the moderately well to do. The poor man or woman who finds that the bonds of matrimony are too heavy to bear cannot be relieved of them. All the relief that is open to persons of this class is a police court separation, which does not carry with it the right of either party to marry again. It is estimated that the bare costs of a suit for divorce in England are \$450 unless the suitor receives permission to sue "as a pauper," in which case the fees will amount to about \$150. It is very difficult, however, to secure permission to sue "in forma pauperis," and the proceeding is almost unknown in the divorce court. The estimate of \$450 is for residents of London. If the suitor resides in the country the expense will be much greater, for divorce suits are tried only in London, and the suitor must travel to London and bring all his witnesses there. Thus the average cost of divorce suits in England is \$1,000.—Exchange.

Travel in Persia.
In great contrast to the extraordinary progress made in transportation in Africa is the backwardness of Persia, one of the oldest countries of the world. Its transportation facilities are much the same as they were in the days of Alexander the Great and Marco Polo. There are only six miles of railroad in the whole country, and often these are not under operation. There are only three or four good dirt roads, and almost all transportation is done by pack trains. Camels, horses, mules, donkeys and men are used as beasts of burden. The traveler can usually ride the post horses, but these are rather poor animals, and it is customary to buy or hire horses and pack animals. This costs a native about 20 cents a day, but no foreigner can hope to travel so cheaply. It would be prodigal, however, for any one to pay more than \$5 a day for two servants, four or five animals and their feed.—Travel Magazine.

A Good Steak.
"A steak that has the fat marbled in is the best to eat," said Dr. P. F. Trowbridge, professor of agricultural chemistry in the Agricultural college of the University of Missouri, in a recent lecture. "Pale, pinkish steak is from 'baby beef' and is not nearly as palatable as more mature meat," said Dr. Trowbridge. "The juiciness of a steak varies inversely with the water in it." He explained that the "juicy" appearance of a steak that delights the epicure comes from the fat melted into the fibers and that the flavor comes from the amino acid nitrogen and the fat in the fibers.

Doom of the Ear.
The new Paquin gowns leave no room for improvement—nor anything else.

Recent authorities on dress give it as their opinion that the ear will have to go. It is beginning to interfere with the movements of the Naumova collar, which is steadily rising in the world. Several dressmakers have already recommended its painless removal. When it comes to a case of the ear versus the collar, my favorite is—Life.

art
Casts.
By FREDERICK A. NYE.
Copyright, 1905, by Edwin A. Nye.

DUAL LIFE.

As long as men read books the story of Dr. Jekyll and Mr. Hyde will live—because it is true to life.

Dr. Rustin of Omaha, Neb., tried to lead the dual life.

He was a brilliant surgeon, of good family, highly educated, urbane, skillful, popular. E. H. Harriman said he would one day be the chief surgeon of the Union Pacific railway.

But, though the Dr. Jekyll of him was in the majority, the Mr. Hyde of him was busy and insistent. The minority part suggested liquor and drugs as "stimulants." Under their influence Rustin's quick brain slowed up and his deft hand lost its cunning. Practice dropped off. Financial troubles came.

Slowly, surely, the good Hyde absorbed the Dr. Jekyll.

Becoming master, he whispered in Rustin's ears that morphine was too weak. Cocaine!

Rustin obeyed the suggestion. Then Hyde became a tyrant. He told Rustin to steal from his fellow physicians and the hospitals. He ordered him to find his agreeable company with low women and other drug fiends.

By and by the insidious monster told Rustin he must kill himself. The doctor readily assented. But his once fine mind remembered his duty to his wife and children. Yes, he would die, but it must not appear to be suicide, else he would forfeit his life insurance.

"That's easy," whispered Hyde.

Dr. Rustin inoculated himself with typhoid fever germs so that he might seem to die like honest men die. But he overdid the matter by afterward mixing a potion of tetanus germs. One neutralized the other.

Still the monster was not appeased. So one night they found Rustin dying on his porch.

Just how it was done is not quite clear. There is the story that a fallen woman made a pact with him by which they were to kill each other, but her nerve failed her; that he later found a fellow drug degenerate who performed the last grim service.

Anyhow the Hyde syndicate of evil got a majority of the Rustin stock. The Hyde partner got the mortgage on Rustin's soul—and foreclosed it.

And so ends every attempt of a man to live the double life.

Dr. Jekyll may smile with his lips before the world and dissemble the Mr. Hyde that is in him, but no man can serve two masters.

One of the other names of Mr. Hyde is Duplicité, one of the devil's favorite ends.

An Equine Hero.

Luke Poland, the most punctilious of Vermont Yankees, and Colonel Tom Turner of Kentucky, horseman, breeder of fast ones and a fine judge of mind, grew to be great friends when they were in congress together. Poland took Turner up to Vermont as his guest one summer and showed him around. They came to the statue of Ethan Allen, in front of the station house.

"That, Tom," said Poland, "is the statue of Ethan Allen."

"Ethan Allen?" exclaimed Turner. "I always thought Ethan Allen was a horse."—Saturday Evening Post.

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