

MORTGAGE RECORDS

Of Nebraska For the Year Ending June 1st, '92, Taken From the Official Reports.

The Records Analyzed — What They Indicate—An Appalling Increase of Chattel Mortgages.

A Complete Review of the Subject.

This article is not a "calamity howl." It is a presentation of cold, stubborn, indisputable facts. It deals with matters of official record. In it are presented facts which patriotic men cannot afford to ignore; facts that cannot be blown away with the blasts of ridicule; facts that cannot be answered with empty boasts of alleged prosperity.

The writer appeals to all intelligent, patriotic citizens of Nebraska to read carefully and consider seriously the matters herein set forth without political prejudice; and having done this, to answer for themselves the question: "What are we going to do about it?"

And he further challenges any man to dispute the figures or overthrow the conclusions contained in this article.

THE MAIN QUESTION

is not "How did the people get into debt?" but "What is the prospect of their getting out of debt?" The people of Nebraska do not want to repudiate their debts, but to pay them. He who asserts the contrary is a slanderer and a stranger to the truth.

No one will dispute the fact that the people have been getting deeper and deeper into debt for many years. At the beginning of 1890 the people of this state were carrying a mortgage burden of \$630. per family, saying nothing about chattel mortgages. Such a situation as this ought to startle and arouse to action every man whose interest and sympathies are with the people of Nebraska. There is but one thing that could possibly relieve the appalling nature of such a situation, and that is a turn in the tide. But in vain have the people worked and waited for that change. They have seen no turn for the better, and they have only heard of it in the pratings of demagogues.

The mortgage record of the past year is the last straw that will break the back of hope for the relief without a change of conditions. There is not in this record a single encouraging feature. There is not a peg on which to hang a single hope. Every figure is a prophet of calamity.

The mortgage like a huge serpent is slowly yet inevitably swallowing the homes and property of Nebraska. Unless relief comes through changes in our laws, it is only a question of time when the home owners of Nebraska will become tenants.

These may seem like strong statements, but let him who doubts them examine the facts herein submitted.

THE NEBRASKA LAW.

The legislature of Nebraska at its last session passed a law requiring the register of deeds in each county to keep a tabulated record of the mortgages filed and released, both real estate and

chattels. This law went into effect June 1st, 1891, although in a number of counties the keeping of the record was not begun till later. In Gage county, the third in the state in population, no record of chattel mortgages has been kept. In Lancaster county, the second county in the state, this record has only been kept for one month.

The deputy state commissioner of labor has collected these reports from time to time, and entered them in a

released in each county during the year, also the total amount filed and released in the state as a whole. The right hand column shows the net increase or decrease of all mortgages in each county, also the total increase. Where the record has been kept for less than a year, the number of months is put just after the name of the county.

Before entering into a discussion of the figures shown in the record let us

THE OFFICIAL MORTGAGE RECORD OF NEBRASKA FOR THE YEAR ENDING JULY 1ST 1892.

COUNTIES.	FARM MORTGAGES FILED.	FARM MORTGAGES RELEASED.	CITY MORTGAGES FILED.	CITY MORTGAGES RELEASED.	CHattel MORTGAGES FILED.	CHattel MORTGAGES RELEASED.	NET INCREASE OF MORTGAGE DEBT.
Adams	388,781	483,812	183,453	187,236	358,093	257,949	1,230
Antelope	185,902	128,608	2,696	4,100	247,700	150,042	153,848
Arthur							
Banner	1,708	1,473			24,091	14,260	10,736
Blaine, 10 mo's	5,458	3,218	188	1,842	15,970	9,124	7,432
Boone, 11 m's	261,875	206,564	23,733	20,510	276,665	200,914	134,295
Box Butte, 11m's	18,359	20,308	15,325	19,402	118,387	70,768	41,593
Boyd	14,000		485		58,657	5,694	49,504
Brown	17,021	15,706	3,615	1,160	110,119	120,990	-7,101
Buffalo	426,238	757,149	349,627	461,901	1,028,803	424,336	161,282
Burt	326,019	282,328	16,789	22,988	646,895	397,376	287,011
Butler	494,316	423,402	58,567	44,549	443,639	336,966	191,605
Cass	437,022	430,293	100,439	71,687	262,866	160,056	138,391
Cedar, 10 ms	490,018	216,295	21,801	19,506	553,314	360,186	369,246
Chase	26,776	34,188	868	4,231	62,612	47,637	4,200
Cherry	34,270	43,513	6,267	1,200	265,370	96,108	165,086
Cheyenne, 11ms-	100,957	5,329	17,202	20,253	100,114	55,001	137,090
Clay	549,773	552,180	45,649	69,377	547,926	556,839	-35,978
Clayton	393,037	286,501	71,455	34,587	190,767	162,522	17,849
Cumfax	540,046	334,471	47,824	27,837	351,027	131,642	445,547
Custer, 11ms	308,434	196,524	28,033	9,199	817,051	374,206	575,342
Dakota	180,578	110,035	50,166	38,333	144,445	90,063	135,753
Dawes, 10ms	83,304	39,266	10,953	21,241	210,371	167,709	79,412
Dawson, 11ms	224,831	203,800	83,780	25,740	520,565	188,190	411,446
Deuel	26,880	5,280		225	154,370	48,992	126,950
Dixon	288,602	192,789	35,232	21,830	343,383	229,757	222,841
Dodge, 11ms	300,379	284,824	320,333	151,642	345,090	153,828	376,204
Douglas, 10ms	297,102	215,092	6,542,420	4,227,534	2,021,579	523,592	3,894,813
Dundy	29,093	19,789		3,282	96,182	61,012	41,351
Fillmore	716,328	685,015	83,646	75,298	547,293	433,255	163,629
Franklin	144,062	174,932	11,165	13,919	158,094	99,608	24,862
Frontier	162,303	110,803	800	1,014	394,593	231,582	214,197
Furnas	89,915	99,361	21,752	18,073	284,567	163,426	112,374
Gage	806,911	673,412	403,767	303,874	No record kept.	293,482	293,482
Garfield, 11ms	8,709	6,150	3,355	2,146	29,757	25,301	8,224
Gosper	106,619	90,555	1,637	8,337	167,288	86,672	90,010
Grant	1,685	400	200		54,644	22,052	44,077
Greeley	100,341	88,322	13,898	5,375	138,896	119,828	39,610
Hall	637,129	253,247	289,731	261,142	532,949	320,036	625,384
Hamilton	636,610	658,418	37,518	30,485	489,177	257,344	217,108
Harlan	172,880	133,371	8,360	8,079	195,603	108,428	126,975
Hayes	37,364	21,677			190,951	68,721	137,917
Hitchcock	18,566	87,988	13,461	9,290	179,106	100,861	102,994
Holt, 10 ms	163,943	236,835	35,522	21,313	449,065	180,396	210,836
Hooker			139		12,744	9,081	3,803
Howard, 10ms	178,066	121,377	5,052	6,257	211,681	83,984	183,181
Jefferson	635,397	535,498	53,647	80,330	838,948	311,782	99,948
Johnson	369,236	336,607	28,488	16,816	171,543	79,711	136,187
Kearney	291,929	281,599	41,080	23,698	425,591	221,385	231,819
Keith	20,304	15,045	14,616	12,064	76,324	56,570	27,565
Keya Paha	24,946	33,861	50	463	77,964	47,375	21,361
Kimball	15,501	11,989	2,125	2,556	14,088	5,262	11,907
Knox, 11ms	337,528	159,916	14,497	1,784	476,537	264,470	403,392
Lancaster, 10ms	666,161	519,065	1,714,221	1,567,601	* 65,339	33,863	325,192
Lincoln	291,079	96,637	64,784	35,134	383,149	421,024	184,317
Logan	16,276	13,560		468	66,215	72,856	-4,393
Loup	5,349	6,403	645	82	30,708	25,435	4,876
Madison, 10ms	333,163	249,683	165,033	89,713	347,077	174,906	132,971
McPherson	512,000				38,171	20,028	19,343
Merrick	349,265	244,422	36,607	26,098	292,432	127,149	280,635
Nance, 11ms	303,752	173,885	18,068	15,327	288,569	160,353	200,744
Nemaha	326,267	258,908	33,358	21,144	150,299	70,600	159,262
Nuckolls	262,766	250,174	39,465	35,955	432,512	230,209	218,475
Otoe, 10ms	533,387	372,409	75,561	39,420	275,000	165,739	307,380
Pawnee	230,912	224,051	42,296	29,924	132,177	75,379	85,012
Perkins	88,135	32,180	4,208	2,687	122,458	50,528	130,006
Phelps	375,960	300,569	48,838	54,075	494,171	240,461	323,893
Pierce	257,129	99,529	15,573	7,927	304,352	262,300	907,294
Platte	511,511	378,961	70,257	52,258	200,170	94,989	255,739
Polk	319,081	312,545	35,594	32,596	302,597	197,690	114,011
Red Willow	132,926	163,064	54,085	49,391	284,791	232,861	27,186
Richardson	367,394	334,730	54,371	53,531	238,045	176,450	94,799
Rock	21,120	28,053	3,640	690	103,836	46,441	53,402
Saline	523,870	460,499	108,230	60,995	318,247	169,130	250,023
Sarpy, 9ms-	250,695	87,839	43,495	12,290	65,352	29,316	230,176
Saunders	566,873	503,220	102,623	62,500	249,523	182,483	170,826
Scotts Bluff	33,741	8,749	875	600	49,966	32,781	42,451
Seward, 10ms	332,413	349,226	34,258	23,487	251,244	166,373	74,849
Sheridan	92,761	53,904	15,607	6,815	335,374	214,870	157,169
Sherman	166,126	133,464	1,775	3,767	262,029	132,147	171,336
Sioux	5,664	3,437	1,750	800	50,034	68,703	-15,492
Stanton	350,178	197,580	21,213	12,956	161,026	78,885	142,966
Thayer	603,474	367,774	72,963	47,229	347,063	166,656	411,873
Thomas	150	1,521	320	500	7,467	5,554	362
Thurston, 11ms-	27,704	8,821	16,312	7,065	247,651	122,811	152,970
Valley, 11ms	110,231	125,620	27,933	19,258	179,818	149,492	23,611
Washington	394,004	339,357	53,530	50,977	248,316	354,865	-49,349
Wayne	508,455	257,192	48,294	14,307	857,082	413,977	723,325
Webster, 9ms	179,413	221,358	28,020	25,543	323,728	136,883	147,977
Wheeler	19,957	27,693	897	1,646	50,012	21,772	19,756
York	637,593	580,794	149,332	160,841	646,230	545,786	145,644
Totals	22,461,741	17,094,965	12,316,758	9,049,951	22,915,155	14,565,317	16,983,420

NOTE: The minus sign (-) in the last column indicates a decrease. * The chattel mortgage record was only kept in Lancaster county during May, 1892.

state mortgage record kept for that purpose.

The table published in connection with this article has been made up from these records. It has been very carefully prepared and verified.

WHAT THE TABLE SHOWS.

The mortgages are divided into three classes, farm, city and chattel. The table shows the amount of the mortgages of each class filed and

take a glance at

NEBRASKA,

her soil, climate, and people, and see if we can find therein any adequate cause for the conditions shown by this report.

Nebraska is one of the great states of the Mississippi Valley. She has a population of over one million. The people are intelligent and industrious. Illiteracy and pauperism are almost

unknown. Persons of the class usually set down as "shiftless" are exceedingly scarce.

Nebraska, with the exception of a few thinly settled counties, has a very fertile soil. The climate is also very favorable to agriculture, except that in the western part of the state there is an occasional drouth. Nowhere in the United States is there a climate more favorable for outdoor work. Certainly nowhere do the farmers put in more days' work in the year.

Nebraska has good roads at almost no expense. She is well supplied with good railroads that were cheaply built and are cheaply operated. In fact kind nature and human effort have united to create all the conditions necessary to a prosperous, free and happy people.

It should also be remembered that

LAST YEAR,

the period covered by this report, was a season of good rains in all parts of the state and good crops; also that prices ranged higher than usual on account of the shortage of the previous year and the great foreign demand. On the whole the year ending June 1st, '92, has been the most favorable period the farmers of Nebraska have enjoyed for a number of years.

THE GENERAL RESULTS.

shown by the record may be summarized as follows:

FARM MORTGAGES.

NUMBER.	AMOUNT.
Filed, - - 24,538.	\$22,461,741
Released - 24,505	17,094,965
Increase - 33	5,366,776

CITY MORTGAGES.

Filed - - 10,423	12,316,758
Released - 8,788	9,04