

The Conservative.

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1439

VOL. I.

NEBRASKA CITY, NEB., THURSDAY, JANUARY 19, 1899.

NO. 28.

PUBLISHED WEEKLY.

OFFICES: OVERLAND THEATRE BLOCK.

J. STERLING MORTON, EDITOR.

A JOURNAL DEVOTED TO THE DISCUSSION OF POLITICAL, ECONOMIC AND SOCIOLOGICAL QUESTIONS.

CIRCULATION THIS WEEK 5,425 COPIES.

TERMS OF SUBSCRIPTION.

One dollar and a half per year, in advance, postpaid, to any part of the United States or Canada. Remittances made payable to The Morton Printing Company.

Address, THE CONSERVATIVE, Nebraska City, Neb.

Advertising Rates made known upon application.

Entered at the postoffice at Nebraska City, Neb., as Second Class matter, July 29th, 1898.

THE TORRENS LAW.

A gentleman named Pence, living in Chicago, gives warning that he believes that the Torrens Land Act, which has been upheld by the supreme court of Illinois, will shortly be a dead letter. Not over a hundred persons will register their titles in the first year, Mr. Pence declares, and then the number will rapidly decrease until nothing is left for the examiner to do but to play golf.

The utterances of him that girdeth on his harness have never carried the same weight as those of him that putteth it off. An Englishman who has held a high political and commercial position for twenty years in Australia, where the Torrens system originated, testifies thus before the house of commons: "Registration of title is almost universal; for one transaction under deeds there are a thousand under the Real Property Act; it is a curiosity if you get a person with deeds. To a person wanting to borrow money of me (on real estate security) I should say first, 'Real Property Act, I suppose?'" Further along he says: "The Torrens Act is just as popular in the other colonies as it is in ours. I notice in the Sidney papers that at the bottom of advertisements for sales of land, 'Torrens Title' is always put."

The examiner of titles at Adelaide says: "Up to the present time (twenty years) no difficulty whatever has occurred; there can be no question that the Torrens system is a complete success."

The register-general of New South Wales says: "The popularity of the act is so well assured, and the public

generally have become so accustomed to our certificates, and have such faith in their undoubted value, as in many instances to decline accepting a property unless the title is registered under what is universally called Torrens' system."

Another New South Wales man says: "The working men are almost universally becoming landed proprietors; but hardly one of them would ever attend a sale of land if it were not announced 'that the title was that of Torrens' Act.'"

As to the causes which lead persons to oppose the system, it is no secret that lawyers are human, and have grocery bills like the rest of us; and we have a statement of the agent-general for South Australia, in regard to land transfers and mortgages, that "there is no necessity for the intervention of a lawyer; such a thing is never heard of." Moreover, if the people of Illinois are to save the ten million dollars that they are said to spend every year for abstracts and examinations, it is evident that somebody who is now earning that money will have to go without.

POWER.

There is steam power which moves great ships across trackless waters and vast trains across continents. When either the ship or the locomotive explodes and kills people, damn steam power!

There is water power which turns wheels and spindles, grinds grain into flour and irrigates vast stretches of arid lands. When floods destroy crops, waves wreck fleets and the merciless waters drown people, damn the water power!

There is electric power which propels cars, runs dynamos and lights up square miles of space with its incandescent and sun-like glow. But when, by accident, electricity strikes and kills animal and human organisms, damn electric power!

But does steam power or water power or electric power purposely and with intent perpetrate wrongs? Can there be found a motive in either power for doing either good or evil?

The Money Power.

The money power however is the everlasting bogey by which the good populists and the sixteen-to-one friends of silver and the plain people are made hysterical and tremulous all of the time.

This money power is a very old power. It began business in Nebraska in 1854.

It first plowed and planted these plains. Then the money power built innumerable steamboats which came snail-paced puffing and blowing along the channels of the tawny Missouri and bringing pioneers and all the rudimentary necessities, implements, utensils, lumber, glass, salt and cereals, required for founding a new commonwealth.

Then a steamboat, by the rates of freight charged, could earn its cost in a single summer.

But the money power soon loaded steamboats with steel rails for roads in Nebraska. And the money power flung out into the plains its vast network of car-paths as easily as the spider spins its gossamer threads and floats them into space. Lands which were valueless and desolate, solitudes which were unpeopled and voiceless, sprang into value and beauty, became human homes and filled with the melodies of contented industry. The money power, taking steam power and water power and electricity into its kindly and compensatory service, has with a swift magic converted Nebraska from wilderness and wigwam to fields, orchards, gardens and homes.

The money power is the monarch under whose banners all the power agents of the earth enlist for the advancement and elevation of the human race. Even those who revile and denounce the money power are intent upon getting money. They would rifle the pockets of industry with the larcenous fingers of idleness while denouncing the stuff they would steal.

These fanatics however are not analytical. They never dissect the alleged money power bogey. They never tell where, how and when it has arranged to kill off labor, squelch industry and convert prosperity into famine. They never have shown why the money power could be advantaged by breaking down all the industrial and producing classes of the citizens of the United States who work upon farms, in factories, counting-houses and banks.

But they tell bugaboo stories of schemes concocted somehow, somewhere, by somebody, for locking up all the money in the country so as to make panic, ruin and distress for the money power to fatten upon.

But these portrait-painters never give us a picture of the engineers of the money power plotting ruin. They never tell us why men who loan out money at interest desire to destroy the credit of those who borrow. They