Endowments of the Mutual of Canada

Dejected speculators in mining stocks, real estate bargains, oil shares, etc, bestrew the landscape thick as autumn leaves these days. Their hopes have fallen "thick in the blast."

The lucky man to-day is the one who invested his money in Mutual Life Endowment policies! These combine household protection with a safe and remunerative investment.

Each $100.00 invested has produced all the way from $177.00 to $193.00, according to the term of the endowment, exclusive of the insurance feature.

Mutual Life endowments are the very thing to buy and to SELL in days of panic and in war-time.

The Mutual Life Assurance Co. of Canada
WATERLOO ONTARIO

The London & Lancashire Life & General Assurance Association, Limited
Offers Liberal Contracts to Capable Field Men
GOOD OPPORTUNITY FOR MEN TO BUILD UP A PERMANENT CONNECTION.
We particularly desire Representatives for City of Montreal.
Chief Office for Canada:
164 ST. JAMES STREET, MONTREAL
ALEX. BISSETT, Manager for Canada.

British America Assurance Company
FIRE INSURANCE SINCE A.D. 1833.
W. R. BROCK ..... President.
W. B. MEIKLE ..... Vice-President.
PROVINCE OF QUEBEC BRANCH:
Lewis Building, 17 St. John Street
MONTREAL
THOMAS F. DOBBIN, ... Resident Manager.
Have Vacancies for a few good City Agents.

Founded in 1806

THE LAW UNION AND ROCK INSURANCE CO. LIMITED
OF LONDON
Assets Exceed $47,000,000.
Over $11,000,000 Invested in Canada.
FIRE and ACCIDENT Risks Accepted.
CANADIAN HEAD OFFICE:
22 BEAVER HALL HILL
Montreal
Agents wanted in unrepresented towns in Canada
J. E. E. DICKSON, Canadian Manager.
W. D. AIKEN, Superintendent Accident Dept.

Commercial Union Assurance Co
LIMITED :: :: :: OF LONDON, ENG.
The Largest General Insurance Company in the World.
AS AT 31ST DECEMBER, 1913.)

Capital Fully Subscribed	$14,750,000
Capital Paid up	1,475,000
Life Fund and Special Trust Fund	69,826,740
Total Annual Income Exceeds	42,500,000
Total Funds Exceed	124,500,000
Total Fire Losses Paid	164,420,230
Deposits with Dominion Government	1,077,033

Head Office, Canadian Branch—Commercial Union Building, 232-236 St. James Street, Montreal.
Applications for Agencies solicited in unrepresented districts.
J. McGREGOR - - - - Mgr. Canadian Branch
W. S. JOPLING - - - - - - Asst. Manager

UNION ASSURANCE SOCIETY
LIMITED
OF LONDON, ENGLAND
FIRE INSURANCE SINCE A.D. 1741.
Canada Branch, Montreal:
T. L. MORRISEY, Resident Manager.
North-West Branch, Winnipeg:
THOS. BRUCE, Branch Manager.
AGENCIES THROUGHOUT THE DOMINION.

THE BRITISH CANADIAN REALTY AND INVESTMENT CO. LIMITED
Real Estate, Timber Limits, Farm and Coal Lands, Water Powers.
J. T. BETHUNE
Managing Director.
605-606 TRANSPORTATION BUILDING.
Cable Address: BRITISHCAN.
Codes: Western Union and Premier Bentley.

North American Life Assurance Co.
Solid as the Continent."
— 1913 —

Insurance in force over	$52,000,000.00
Assets	14,043,814.69
Net Surplus	1,781,117.49
Income	2,563,115.88

For Information as to Agency Openings Write to the Home Office - - TORONTO

AN IDEAL INCOME
can be secured to your Beneficiary with Absolute Security by Insuring in the
Union Mutual Life Insurance Company, Portland, Maine
on its
MONTHLY INCOME PLAN
Backed by a deposit of $1,668,902.65 par value with the DOMINION GOVERNMENT in cream of Canadian Securities.
For full information regarding the most liberal Monthly Income Policy on the market write, stating date of nearest birthday, to
WALTER I. JOSEPH, Manager
Province of Quebec and Eastern Ontario,
Suite 502 McGILL BLDG., MONTREAL, QUE.

REAL ESTATE

The recording of real estate deals, which have been numerous during the month numbered fifty-six yesterday, the most important being the purchase by Auguste Pacaud from Osias Lamoureux of the Aberdeen Apartment block on Claremont avenue, Westmount. The property, which stands on lots 189-23 to 26, and part of lots 189-21 and 22, measuring superfically 18,900 feet, is not yet completed. The price paid was $150,000.

Louis P. Raich, Benjamin Litwin, Peter Dobrofsky, Mrs. H. Samuels, and Max Gesken figured in the transfer of lots 474 and 475 St. Louis ward, the lots measuring respectively 36 feet by 77 feet and 40 feet by 77 feet. These with the buildings on Demontigny street, changed hands for the sum of $27,000 and $1 and other considerations. The same principals were interested in the transfer of lot 671 St. Louis Ward, with buildings on Demontigny street, for the sum of $24,000.

Lewis P. Mead sold to William P. Adams, lot 1195 St. Antoine Ward, measuring 40 feet by 70 feet, with buildings thereon in Aylmer street, for $15,500.

Louis de Gonzague E. Leduc sold to Wilfred Ongers lot 7-735 Cote St. Louis with Nos. 2985 to 2989 St. Hubert street, for $13,400.

Joseph Godbout sold to Joseph Adelard Roy lots 5-260-1 and 2, 5-261-1 and 2 Cote St. Louis, with Nos. 1831 to 1847 Christopher Columbus, for $12,400.

LEVYING ON ANTWERP.

London, October 17.—A Reuter dispatch from Antwerp states that the German garrison now in that city numbers 17,000 marines and 200 officers commanded by an admiral. As a war contribution the Germans demanded 300 weights of potatoes daily, 2,000 bottles of wine, bread for the whole garrison, 85,000 cigars, 8,500 kilogrammes of meat and pay for the soldiers and officers daily.

INSURANCE MAN DEAD.

(Special to Journal of Commerce.)

St. John, N. B., October 17.—Barclay Robinson, prominent for years in insurance circles, and for several terms an alderman, died here yesterday.

An Anchor To Windward

In times like these, when securities ordinarily as good as gold can find no market, a policy in a good Life Company has a value nothing else can approach. Either at its maturity or as a temporary pledge it is always worth 100 cents on the dolar. If in the Canada Life it will probably be worth a good deal more.

Will it not be worth while when you next have money to invest to remember present conditions, and place it where it will be not only absolutely safe, but perfectly under control?

Canada Life Assurance Company

The Independent Order of Foresters
Policies issued by the Society are for the protection of your family and cannot be bought, pledged or sold.
Benefits are payable to the beneficiary in case of death, or to the member in case of his total disability, or to the member on attaining seventy years of age.
Policies Issued From $500 to $5,000.
TOTAL BENEFITS PAID - 42 MILLION DOLLARS
FRED. J. DARCH, S.S.
Temple Bldg., Toronto, Can.
ELLIOTT G. STEVENSON, S.C.R.
Temple Bldg., Toronto, Can.

The Provident, Accident and Guarantee Company
Issues the following policies:
Accident, Health,
Burglary, Plate Glass,
Contract Bonds, Fidelity Bonds,
Automobile, Judicial Bonds,
Employers' and Public Liability.
HEAD OFFICE: — — MONTREAL.
160 St. James St. — — Tel. Main 1626.

LEGAL DIRECTORY

F. J. CURRAN,
Barrister and Solicitor
Savings Bank Chambers, 180 St. James St., Montreal
Phone Main 127

EDUCATIONAL

THE ART OF NOT FORGETTING
Students desiring some assistance in their studies should apply to
THE REV. M. O. SMITH, M.A.
No. 73, McGill College Ave., Montreal
INSTRUCTOR IN THE LANGUAGES AND MATHEMATICS.

ACCOUNTANTS

'Phone Main 3898
Audits:—Commercial, Municipal, Financial
Investigations, Liquidations, etc.
ROBSON, HILL, RITCHIE & DAVY
ACCOUNTANTS and AUDITORS
J. J. Robson, L.I.A.; M. S. Temple Hill, C. A.; Chas. F. Ritchie, C.A. (Can.), C.A. (Scot.); John H. Davy, C.A.
McGILL BUILDING, MONTREAL

ALFRED WALFORD, L.I.A.
ACCOUNTANT AND AUDITOR
Investigations, Reports, Annual Audits
410 LAKE OF THE WOODS BLDG.
PHONE MAIN 6586

MR. WILLIAM GRAHAM BROWNE,
Well known local bond dealer and financier, was for many years connected with the Canadian Bank of Commerce. Mr. Browne is prominent in social circles of the city, and also in Toronto.

REAL ESTATE MARKET QUIET BUILDING SITUATION DULL

Number and Amount of Real Estate Transfers During September Compare Favorably With Same Week Last Year.

The real estate market has been quiet during the last month, but no more so than the existing financial conditions would lead one to expect.

The number and amount of real estate transfers recorded in and about Montreal during the month of September, compare favorably with the business done during the corresponding month of last year; the total figures being approximately the same. St. Denis Ward still leads in the number of transfers, and Laurier Ward in the amount.

Locally the building situation is not flourishing, but there are evidences of improvement. While the stated aggregate cost of the work, for which building permits were issued in September, amounts to $4,051,514.00, it must be borne in mind that this amount includes the Harbor Commissioners estimate for the year ending September 1915, of $3,000,000 for new buildings, and $500,000 for repairs and alterations. Materials are fairly low, and labor is abundant, so that for anyone who has the money and wants to build a house, or factory, or shop, this is a favorable time to do so. Architects and contractors have more time now to plan and carry out construction than when business is active.

It is worthy of note that in spite of the difficulty in selling real estate during the last months, and of the many discouraging features in financial conditions, very little property is being offered at figures that appear to be bargains to possible purchasers.

The renting conditions have been fairly good this fall as regards dwelling houses and flats, but business properties have not gone off so well. The situation, however, is looked as hopeful, but it is thought that real estate will have to wait for an improvement in general business before any appreciable benefit is felt.

The mortgage loan market is in about the same condition as it was last month. Seven per cent. (7%) is the current rate of interest on the best class of mortgage loans, and slightly higher rates are in some cases being paid.

There were 181 building permits issued in September and the stated aggregate cost of the work is $4,051,514. There is, however, included in this total the Harbor Commissioners estimate for the year ending September, 1915, of $3,000,000 for new buildings and $500,000 for repairs and alterations.

The total permits include 109 for new buildings consisting of 69 houses, 172 dwellings, 5 stores, 2 factories, 2 offices, 6 stables, and 31 sheds to cost $495,048.

There were 72 permits issued for repairs and alterations to 55 houses, 19 dwellings, 14 stores, 1 warehouse, 2 factories, 1 church, 1 office building, 4 stables and 12 sheds, the cost amounting to $56,466.

There were 828 real estate transfers in the Montreal City wards and in the municipalities of Maisonneuve, Verdun, Westmount and Outremont, recorded at the Registry Offices during the month of September—amounting to $6,592,764.

PATRIOTISM OF A PECULIAR FORM

Auction Sales of Real Estate Are Not Helping the General Situation, But Are Tending to Make It Worse.

Real estate auction sales are becoming quite the thing these days and ambitious traders advertising sales of lots and property which must be sold at once at the cheapest price and terms ever heard of, but such real estate offers can only do one thing, and that is tend to further down prices of real estate in the city, and although in some cases it may be justified, in many instances it is on a par with the man who rushes to draw his gold from the banks, and is equally unpatriotic. Evidently realizing this in a coming real estate auction, it has been decided to grant one dollar from every sale of land to the patriotic fund. This is certainly one form of patriotism.

WORK FOR UNEMPLOYED.

Washington, October 17.—George J. Eads Howe, the millionaire hobo, suggested to the Senate Committee on Education and Labor that the army of unemployed be used to help out the cotton industry of the country. He proposed that the government take over the cotton mills and operate them to full capacity, making up raw cotton into fabrics. He also suggested that the government operate coal mines where they are not now operated and build public roads. Howe said there were 150,000 men out of work in New York and about 100,000 in Philadelphia.

The so-called millionaire hobo appeared with a committee of unemployed in the interests of the bill recently introduced by Senator Martin, providing that the Government take over such public utilities, mines and public works as might be necessary to give work to every person applying for it.

Mr. Herbert Drummond, of Vancouver, is expected in town early next week and will be the guest of Mrs. Robert Lindsay, 6 Prince of Wales Terrace, Sherbrooke street west.

FRED W. G. JOHNSON
INSURANCE AND REAL ESTATE
B11 Board of Trade Building
Telephones: - - - - Main 7682; Up. 1329
Your patronage solicited

PERSONALS

Mr. Arthur Campbell is spending a short time in Eastern Ontario.

Mr. Harold King, who has been visiting in the city, has left for his home in New Brunswick.

Among the Montreal arrivals on the C. P. R. liner Missanabie were Mr. Edmund Burke and Mr. Hanbury Budden.

Mr. John Pitblado has left the city on a business trip to the West.

Mr. Warren Peck is moving into town on Wednesday from Beaconsfield, where he has been passing the season.

Mr. Albert Gilmour, Brockville, has arrived in town and will spend a few weeks here.

Mr. John Fairley, of Edmonton, left this week for Scotland to join his regiment, the Black Watch. Mr. Fairley is a member of the well-known firm of lawyers, Wellbridge, Henwood and Gibson.

Mr. Harold Sims is in Winnipeg, whither he went for the marriage on Thursday afternoon of Mr Rowan Sims to Miss Rae Bryan.

AT THE HOTELS.

At the Ritz-Carlton Mrs. D. M. Bond, Toronto; A. W. Mead, Woodham, Miss Ida Schenk, New York; J. N. Dennis, Calgary; Mr. and Mrs. L. W. Sanburn, San Francisco; Sir Thomas Tait, city; Mr. and Mrs. A. C. Dickenson, Fitchburg.

At the Windsor Hector McInnes, Halifax; W. G. Wall, Indianapolis; G. H. Watson, Galt; Mr. and Mrs. J. H. Cunningham, Ladysmith; D. V. McDougall and J. R. McIsaac, Sydney; M. McLeod, New South Wales; J. J. Campbell, Maxville.

At the Place Viger C. R. Walker, Sydney, N.S.W.; H. Austin, Fall River; A. A. Gingas, Quebec; W. W. Moore, Ottawa; H. B. Ransom, London, Eng.; Mr. and Mrs. Sampson, Toronto; Herbert Bacon, London, Eng.

NOVEL COMPENSATION SUIT.

An action, unique in the history of the Montreal Superior Court, and also in the Province of Quebec, has been taken by Dame Annie Lajoie, widow of Wilfred Martel, for $2,025 damages against the Canadian Pacific Railway Company. Mr. Justice Bruneau having granted the plaintiff's request to sue under the Workman's Compensation Act.

The plaintiff, through her attorneys, Messrs. Laflamme, Mitchell, Chenevert and Callaghan, claims that on September 7, 1914, her husband, while working for the defendant company on their tracks at Drummondville, Athabaska County, was struck by lightning and instantly killed.

INSURANCE COMPANIES ARE ABLE TO MEET LOANS ON POLICIES

Since War Started Number of Loans Being Made Have Greatly Increased but is Not Causing Any Serious Convenience.

Boston, October 17.—The unusual number of loans on insurance policies which was anticipated to follow the outbreak of the foreign war and the subsequent general business depression has materialized, but is not causing any serious inconvenience to the companies, as they have had plenty of time to prepare for this emergency and have for the past ten weeks been going strong in cash which even in ordinary time is a large item.

During the seven months of this year the policy loans showed practically the same increase as in 1913 in the case of the large companies these loans, amounting to $662,000 were within $200 of the loans issued from January 1st to August 1st last year. Beginning August 1st, however, there was a sudden jump in the application for loans with September showing a 50 per cent. increase over the gain in the same month in 1913. The growing demand for policy loans in the case of one of the largest life insurance companies is shown in the following comparison of loan increases this year over the increases in 1913:

	Increase.	Increase Per cent.
August	$45,000	33
September	100,000	50

The total amount of loans which this particular company has now outstanding is $10,200,000 against $9,167,000 on January 1st last, an increase of $1,033,000, or 11 per cent. These loans are issued to approximated 19,500 policyholders, making the average loan about $500.

$100,000 FIRE IN OUTREMONT

Sash and Door Factory of Robert Neville Destroyed Loss Only Half Covered by Insurance. Origin of Fire Unknown.

Damage roughly estimated in the neighborhood of $100,000 was done by a blaze that destroyed the sash and door factory of Robert Neville, Jr., together with thousands of feet of lumber, in the north end of Outremont last night.

The fire, which broke out about 10.30 p.m. cast a glare into the sky which could be seen for miles and attracted hundreds of people from all parts of the city.

The Outremont fire brigade were entirely insufficient to fight the flames and the city force had to be called on to give assistance.

The loss is only about half covered by insurance. The cause of the fire is unknown.

CLASSIFIED ADVTS.

2c Per Word for the First Insertion . . .
1c Per Word for Each Subsequent Insertion

BUSINESS OPPORTUNITIES.

SUM OF $7,000 TO $10,000 ON FIRST MORTGAGE real estate valued $25,000. Address Dr. Handfield, 244 St. Catherine East. East 7279.

FOR SALE OR EXCHANGE.

FOR SALE.—RAILWAY PICTURES IN COLOUR—All counties—all railways. Prompt attention Cheap prices. R. P. Co., 625 Carleton Avenue, Westmount.

KINDLING WOOD FOR THE MILLION—Kindling, $2.25, Cut Hardwood, $3.25, Mill Blocks, $2.00 per load. "Molascuit" for horses. J. C. McDiarmid, 402 William Street. Tel. Main 452.

EXCEPTIONALLY SITUATED OFFICES TO LET. Well fitted in every particular. St. Peter Street, corner St. James. Apply, The Eastern Trust Co., Canada Life Building.

BUSINESS PREMISES TO LET.

VERY CHOICE SUITE OF OFFICES ON TOP floor of Eastern Townships Bank Building, overlooking St. James Street, can be had three months free by assuming balance of lease with 2½ years to run. 'Phone West. 1100, Mr. J. H. Sherrard.

WE HAVE some very fine offices, show rooms, in the Windsor Arcade Building, corner of Peel and St. Catherine streets, and Southam Building, 123 Bleury street. For further particulars and booklet, apply The Crown Trust Company, 145 St. James street. Main 7990.

FACTORY CONSTRUCTION BUILDING, CONTAINING four floors and cement basement, approximately 1,500 square feet each, to rent, for light manufacturing or storage. Windows on two sides. Modern, with Elevator. On Fortification Lane. Apply P.O. Box No. 940, Montreal.

HIGH CLASS APARTMENTS.

590 SHERBROOKE WEST. RITZ-CARLTON Block. Single and Double rooms, suites. First-class board; evening dinner.

BURNSIDE PLACE, 38, COR. McGILL COLLEGE—Store in good condition to let immediately at cheap price, $30.00. Apply East 1983.

BUSINESS FLAT FOR LIGHT MANUFACTURING, low rental to good tenants. Apply James Bagnerley, Janitor, Hecla Building, on premises, 45 Cote street, or S. E. Lichtenhein, 273 Common street.

CORNER PARK AND BERNARD—SPLENDID new store, cement cellar, heated, water tax, suitable for any kind of business. Apply 2481 Park Avenue. 'Phone St. Louis 5768. Evening, Rockland 639.

PATENT FOR SALE.

AN INDESPENSABLE KITCHEN SINK STOPPER converting an ordinary sink into a set tub, also preventing the escape of gas. Just patented. F. A. Cote, 68 Angus Street, Montreal.

PATENT FOR SALE—AN INDISPENSABLE device for every home; converting an ordinary sink into a set tub; also preventing the escape of gas from the sewer. Just patented in United States and Canada. Write or call for particulars. George A. Cote, 68 Agnes Street, Montreal.

WANTED.

POSITION AS HANDY ALL ROUND MAN IN ART Dept. in Newspaper Office. Expert in horses, cattle, dogs, etc. Twenty years experience in this city, in newspaper and trade journals. Address P. C. 7277, Journal of Commerce.

WANTED BY A BRIGHT, WELL-EDUCATED young lady of 18 years, living at home, a position as stenographer in a private office where she would learn the routine of business, and at the same time be treated generously. Has just graduated from business school and can write considerably over a hundred words a minute accurately. An interview would be appreciated. M H 927, Journal of Commerce Office, city.

WANTED $4,000 TO BORROW ON FIRST MORTgage. Apply 431B Sixth Avenue, Rosemount. 7 per cent.

EDUCATIONAL.

PIANO LESSONS—MRS. W. MARRIAGE, LATE of Buffalo, N.Y., will give piano lessons and theory. Those wishing such instruction, will please call at 80 Hutchison, near Milton.

MISCELLANEOUS.

FOR SALE, "THE ARISTOCRAT OF WATCHES." Beautiful thin model pictured elsewhere in this issue from $20 to $75. The watch business men are using. Mappin & Webb, Jewellers, St. Catherine St. West, Montreal.

THE HAY MARKET STABLES, CORNER OF OTtawa and Nazareth streets, one block south of the Hay Market, has been remodelled and rebuilt into one of the finest Sales and Commission Stables in the city. Large and roomy stabling for one hundred horses and one of the best sale yards in the city to show horses. Also large offices and waiting rooms. Will open for business Monday, August 24th, with large stock of choicely selected horses, suitable for all purposes. We will hold regular auction sales every Monday and Thursday. Private sales at all times. T. W. Foster & Co., Proprietors, 68 to 76 Ottawa street. Telephone Main 720. Mr. Tom W. Foster, who officiated as King's auctioneer for the late Boer war horses, and also has officiated in Cincinnati, Chicago, Lexington, St. Louis and New York, Auctioneer, Montreal's greatest horse auctioneer.

REST, RECREATION AND SOLID COMFORT.—These are the attractions of Gray Rocks Inn. These strenuous times, business men and their families can live at the Inn with every home comfort at less cost than they can at home. This time of year the place is ideal; great big fire-place, running water in the house; own gas plant; best cuisine in the Laurentians. Rates $2 a day. American plan. 'Phone or write for particulars. G. E. Wheeler, Proprietor Ste. Jovite Station, Quebec.