Surplus Earnings

While many lines of business are to-day marking time, the Canada Life is each year exceeding all previous records in the earning of surplus. Its net surplus is now well over $6,000,000.

In choosing a Life company, it is well to be assured of good dividends. Everything is favorable for that in the

Canada Life Assurance Company

The Provident, Accident and Guarantee Company

Accident, Health, Employer's and Public Liability, Burglary, Plate-Glass, Fidelity, Bonds, Contract Bonds, Automobile.

HEAD OFFICE - - MONTREAL
160 St. James Street.

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:
112 St. James St., cor. Place d'Brmes, Montreal

Agents wanted in unrepresented towns in Canada

J. E. E. DICKSON, Canadian Manager.
W. D. AIKEN, Superintendent Accident Dept.

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 $1,688,902.65 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 age at nearest birthday, to

WALTER I. JOSEPH, Manager
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FRED W. G. JOHNSON

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

POSTAL EARNINGS JUMP.

The earnings of the Postal Telegraph Company, the Mackay land subsidiary, have increased 30 per cent since the war began, according to a trustee of the Mackay Corporation.

REAL ESTATE

Two of the city's apartment houses, the Lorne and the Poinciana apartments, figured in yesterday's real estate deals. The Lorne Apartments were sold by Mr. J. H. Hand to Mr. C. E. Deakin for the sum of $183,-500, Mr. P. Fishman handling the deal. The sale of the Poinciana Apartments was the largest of the transfers registered yesterday, the purchase price for the 9,618 feet composing lot 168-30 St. Lawrence ward, being $165,000. The apartments were sold by O. Lamoureux to A. A. Levine.

Another large deal put through yesterday was the sale of a two-thirds interest in a lot at the northeast corner of Papineau avenue and St. Catherine street, the whole lot measuring 300 x 157 feet. The price paid was $6 a foot, or $188,400. The property was purchased by D. J. Crighton from C. E. Deakin, and the sale effected by Mr. P. Fishman.

Another large transfer registered yesterday and involving $150,000 was the sale of lots 8-485 to 480, Hochelaga ward, and lots Nos. 28-453 to 458, Parish of Longue Pointe. The first five lots form the southwest corner of Ernest and Lasalle streets in Maisonneuve, measuring 24x120 feet. Each of the last six lots measures 26 x 82 feet. The sale included a manufacture with implements at No. 614 Lasalle street, the whole being sold by George Poliquin et al to La Parisienne Shoe Company, Limited, for $150,000.

The following were also among the 47 transfers registered yesterday:

G. Decary sold to the Sister of the Holy Names of Jesus and Mary a farm in Cote de Liesse, known as lot No. 529 St. Laurent, for $60,000.

R. Sauvageau et al to Joseph Lacoste, lot No. 1072 and 1073 St. James ward and Nos. 1101-44 and 45 St. Mary's ward, with buildings at the corner of Beaudry and Robin streets, and also on Champlain street, for $43,500.

The Sisters of the Holy Name of Jesus and Mary sold to I. Prefontaine lots Nos. 12-20-21 and 23, 41 to 44, 66 to 68 and 76, Paris of Montreal, 65,587 feet, in Outremont, for $68,445.80.

FIRE PROOF TESTS SATISFACTORY.

Four houses, seven feet by seven, were burned in Lachine yesterday afternoon by the Asbestos Manufacturing Co., to test the patent Linabestos fireproof wall board which they manufacture. The results were considered highly satisfactory by the company's officials and Deputy Chief St. Pierre, of the Montreal Fire Department, who was an interested witness.

The houses were lined with the different kinds of wall board. With the exception of one lined with Linabestos, they burned to the ground in twenty minutes. The houses were of wood, with galvanized iron outside. The fires were started within the buildings with oil soaked kindling and excelsior.

THE GRENFELL CO.

London, August 21.—The statement of affairs of the Chaplin Milne, Grenfell Company shows assets of over £1,900,000. It is estimated that the total deficiencies are nearly £800,000. Of that amount nearly £400,-000 of the insolvency is attributed to depreciated securities which reduced the company's borrowing powers and made it impossible to realize on the securities at the ordinary value. That applies more particularly to the securities that were taken from the Canadian Agency.

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
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410 LAKE OF THE WOODS BLDG.
PHONE MAIN 6586

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

BE PREPARED!

These are the days of stress and strain in financial circles, and the breaking of the war-cloud has greatly added to the prevalent anxiety.

The intense surprise experienced at the declaration of war clearly shows the necessity for every financial institution being prepared for unforseen emergencies.

The Mutual Life has sometimes been criticised even by its best friends for carrying too large a surplus, but the situation to-day justifies our conservative yet progressive policy.

THE MUTUAL LIFE ASSURANCE CO.

OF CANADA
WATERLOO - - ONTARIO
Assets, $22,252,724. Gross Surplus, $3,616,612

PESSIMISTS AND OPTIMISTS IN REAL ESTATE CIRCLES

Mr. James Morgan Thinks Lower Rents Must Soon Come—Mr. John Findlay Takes Brighter View.

Mr. John Findlay, the well-known local real estate broker, when seen by a representative of the Journal of Commerce yesterday, was far from being in a pessimistic mood over the real estate situation in Montreal. He stated that business would certainly be very quiet as a result of the war, but he did not think that the values would drop, or that property would be sacrificed. Mr. Findlay stated that he had not seen any change in values so far and payments on land were coming in very well. In regard to what the future might hold, he said the winter would no doubt be a hard one, and probably quite a large number of real estate men would go under, but the stronger houses would be all right, as was the case during last winter.

Mr. James Morgan, of the Colonial Real Estate Company, did not take such a bright view of the situation, and seemed to see very few bright spots on the horizon for local real estate holders.

Mr. Morgan said: "The real estate situation in Montreal is most critical at the present time, in fact, I look for a complete readjustment of values on a lower-level than has been the case for years. Moreover, if the situation is in any way prolonged I look for a drastic drop in rents throughout the city, which will be absolutely necessary, in face of the depressed conditions of the money market and business generally."

NUMBER OF FIRES IN CITY SHOWS BIG DECREASE FOR MONTH

Fewer Fires During Month of July This Year Than During the Same Period of aLst Year.

Comparison of figures furnished by the clerk of the Fire Commissioners court yesterday afternoon reveals the fact that since July first of this year there has been a marked decrease in the number of fires in the city over the same period last year. One rather peculiar fact has been that for the first two weeks of this month the number of fires has been less than last year, yet the number of investigations held have been more numerous.

Following is a table showing the comparison of the two years:—

	No. of fires.	Investi. tions.	Wit-nesses.
July, 1914	190	38	130
July, 1913	222	41	153
1st 2 weeks, Aug. 1914	92	23	59
1st 2 weeks Aug. 1913	129	19	53

Another remarkable fact about the fires during the month of July this year has been that more than half occurred in the same section of the city and in property belonging to people of the same nationality.

LIFE INSURANCE BUSINESS SHOWS SOME IMPROVEMENT

Agents Find Business Quiet, But None of Them Are Discouraged, and Already They Are Becoming Optimistic.

Things are beginning to pick up in the local life insurance field, and agents who during the first week after the declaration of war, wrote practically no new business, and were very much discouraged over the situation. Mr. Fred Watson, Assistant Manager of the city branch of the Sun Life Assurance Company, stated that although business was quiet with his agency, there was a marked improvement in the situation over the first week after war was declared. He stated that the amount of new business had fallen off considerably, but there was nothing in the situation to be alarmed about. There had been no anxiety on the part of policyholders a sto the effect of the war on the stability of the company, and there had been no enquiries even made.

When asked what he thought the effect of the war would be on the agents, many of whom might find business very quiet, Mr. Watson stated that the agents had nothing much to worry about, especially the older ones, as they had their renewals, which brought them in a constant revenue, besides their business was in most cases pretty well established Mr. Watson stated that although some of the clerks in the head office of the company had enlisted for foreign service, there had not so far been a single agent which had expressed his intention of going. This was sufficient proof that business with agents was not too bad.

BUREAU WILL BE ESTABLISHED TO INSURE AMERICAN SHIPS

Hulls and Cargoes Will be Insured Against Risks Incident to the European Conflict.

Exclusive Leased Wire to The Journal of Commerce.

Washington, August 21.—The House Committee on Interstate Commerce reported the Alexander Bill approved by the administration to establish a bureau of war risk insurance in the Treasury Department to insure American ships and cargoes against risks incident to the European conflict. Majority Leader Underwood told the committee that the bill was purely an emergency matter and that under no circumstances would the United States insure cargoes which might be considered contraband of war.

"Immediate need of this legislation," said Mr. Underwood, "is that we owe European countries a good deal of money, and do not want to send gold over there to pay these debts. The insurance plan will help us to send wheat, cotton, corn and other products abroad, and I do not think in the end this insurance will cost the government anything. The risk is slight and the bill probably will need to be on the statute books only a short time."

Representative Lewis, of Maryland, opposed the bill, advocating his plan for the monopoly of all marine insurance by the government.

WAR HAS NO EFFECT.

New York, August 22.—According to interests connected with the management, operations of the Mexican and California Petroleum Companies have not been affected by the European situation.

It is said shipments of the Mexican Company between Tampico and the United States are going on unhampered in the company's British vessels.

"GOING TO THE WAR" BUT STAYING AT HOME

Storekeeper Comes in for Strict Criticism for Placing Sign in His Window "Going to the War" in Order to Get Business.

A contemptable way of trying to get business was the scathing criticism made by Fire Commissioner Latulippe yesterday of Ralph Groner who keeps a store on St. Catherine Street East. In the window of Groner's store was a sign "Going to the War." Shortly after the sign was placed in the window a fire occurred in the store. Yesterday afternoon Groner was called to explain the cause of the fire. In the course of the evidence Fire Commissioner Latulippe asked: "But were you not going away and going to give up business?" "No, indeed," replied the witness." "Then why did you have the sign in your window, 'Going to War'?" "Oh," answered Groner, "because it was a good advertisement and helped business," after saying which, he laughed, evidently thinking that his answer would be considered as a joke, but he was due for a surprise, and a considerable shock, as Fire Commissioner Latulippe, in a scathing address, lasting several minutes, denounced his business methods as contemptable, and disgraceful, in view of the present condition of affairs, and that it was a shame to try and make money in such a way by appealing to the patriotism of the people, when he had no intention of going to the war.

U.S. SENATE PASSES WAR RISK INSURANCE BILL

Bill Was Amended and Passed by a Viva Voce Vote—War Risk Insurance Bureau to be Abolished.

Washington, August 22.—Senate, by a viva voce vote passed the War Risk Insurance Bill, but before the passage, an amendment offered by Senator McCumber, of North Dakota, was adopted, permitting the board entrusted with fixing the rate of insurance to fix rates lower than those fixed by belligerent governments for their own merchant vessels. Another amendment adopted provides that the War Risk Insurance Bureau shall be abolished immediately upon the termination of war.

Senator Lane, Oregon, offered an amendment providing for the insurance of officers and men sailing on merchant vessels during the war. This amendment was rejected.

RECENT FIRES.

Newcastle, N.B., August 19.—In a fire which destroyed Edward Dalton's Livery Stable to-day, thirteen horses perished.

PERSONALS

Mr. John Pitblado is spending the week-end at Lake Manitou.

Mr. Edwin Brice is spending a few days at Foster, Quebec.

Mr. Theodore Heney is expected home shortly from St. Andrews, New Brunswick.

Mr. George Heath has returned from a six weeks' trip to the White Mountains.

Mr. C. P. Hill, who has been spending the last two months in the west .Is at present in Victoria.

Mr. C. C. Ronald, has returned to the city after spending a few days down at Bluff Point.

Dr. E. T. Cleveland has returned to the city after spending two weeks at Cushing's Island, Me.

AT THE HOTELS.

At the Ritz-Carlton: Basin Magor, Hamilton; H. A. Falkner, Exminster, Eng.; W. M. Hunt, Chicago; Capt. the Hon. R. Lygon, Calgary; A. Neill, Washington, D.C.; H. J. Diem, New York; Mr. and Mrs. W. G. Roessel, Toronto; Mr. and Mrs. J. H. Troy, New Rochelle.

At the Windsor: Samuel Porcher, Philadelphia; Mr. and Mrs. J. C. Graveur, New York; the Misses White, Proctor and Deans, Portsmouth, Va.; Mr. and Mrs. J. H. Kline, London, Eng.; C. D. McArthur, Halifax; H. H. Steibel, Boston.

At the Place Viger: Mr. and Mrs. Charles A. Webb, New York; D. H. Manning, Washington, D.C.; R. G. Altizer, Pittsburg; George F. Hardy, New York; G. G. Stuart, Quebec; Mr. and Mrs. E. T. Lyon, New York.

INSURING VOLUNTEERS.

Stratford, Ont., August 22.—In addition to undertaking to care for the families of local soldiers going to the front, the city council last night adopted a scheme whereby every volunteer, reservist and guide is to be insured on the following scale:

Policies of $500 on single men; $1,000 on married men without children, $1,500 on married men, with not more than two children under fifteen years of age, $2,000 where three or more children are under fifteen.

Toronto, August 22.—Mayor Hocken visited the camp at Long Branch yesterday and informed Major Marshall, who was in command, that the city will insure the lives of all men who finally leave for the front. He further stated that all or any indigent families left behind would be cared for at the expense of the municipality.

Windsor, Ont., August 22.—Three hundred and ninety-four men from this city and district are on the overseas contingent, and all are being insured for $500.

CLASSIFIED . . ADVTS. .

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

FOR SALE OR EXCHANGE.

ONE OF THE BEST COMMERCIAL CORNERS ON Notre Dame street west, near Bonaventure station, 10,300 feet, with buildings, good revenue, attractive price, very desirable for moving picture theatre, store or factory. Would take $10,000 to $15,000 in well located lots as part payment. P. E. Brown, 97 St. James street.

COTTAGE IN OUTREMONT — WELL LOCATED solid brick house; nine large bright rooms in splendid condition; side entrance, $3,000 cash; balance in ten yearly payments. Severs & Co., Main 399.

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.

OUTREMONT—Comfortable semi-detached cottage, on Bellingham avenue, close to St. Catherine Road, containing 11 rooms, modern, in first class order; price $15,000; small cash deposit required, with easy terms; would accept good lots or flats in part payment. Room 26, 157 St. James Street. Main 1354.

BUSINESS PREMISES TO LET.

WE HAVE some very fine offices, show rooms, in the Windsor Arcade Building, corner of Peel and St. Catherine streets, and Southam Building, 128 Bleury street. For further particulars and booklet, apply The Crown Trust Company, 145 St. James street. Main 7990.

BURNSIDE PLACE, 34 AND 36, CORNER McGILL College—Two stores, in good condition, to let; immediately, at cheap prices; one at $20, and the other at $30. Apply East 1383.

DORCHESTER WEST—TO LET, STORE AND OFfices on second and third stories, of new building; near completion; No. 360 Dorchester street, opposite Fraser Library. Apply A. Bovin, 245 Mackay Street.

MANUFACTORY TO LET, WITH OR WITHOUT power, 50 by 60 feet, in brick, central place, with large yard; cheap private. Address 318A Delaroche.

MANUFACTURING FLATS, WAREHOUSES AND garage, all heated, to let; in several localities. Will divide to suit tenant. Very advantageous. Apply 269 St. Denis. East 891.

PHILLIPS SQUARE, NO. 23 (NEAR COR. ST. Catherine.)—Basement for Barber Shop; plumbing all done; heated; no taxes; immediate occupancy, $40.00 a month. Jas. H. Maher, 724 Transportation Building. Phone Main 2510.

SHERBROOKE STREET WEST, 5123—BUTCHER'S store to let; first class opening for butcher. Phone Westmount 3924.

ST. LAWRENCE BOULEVARD, NO. 1441, STORE and Workshop; immediate occupancy; rent $30.00 month; private house over store, $15.00 month. Jas. H. Maher, 724 Transportation Building. Phone Main 2510.

A NEW STONE AND BRICK COTTAGE, NO. 373 Marlowe avenue, above Cote Road, one of finest spots in the city; close to churches and cars; price $3,500; very little cash and interest 6; this is certainly the cheapest house in that locality; can be seen at any time. For conditions. Apply to S. D. Vallieres. Tel St. Louis 939.

WANTED.

WANTED.—BUSINESS MAN WHO WOULD LIKE nice furnished room with home comforts, use of living room, telephone, electric light, etc.; good location; rates reasonable; private family. 'Phone Up 6560, or write Box L. 63, Journal of Commerce, city.

AUTOMOBILES.

AUTOMOBILE OWNERS' EXCHANGE, 231 Berri St. —Autos to rent by day or hour, for all occasions, drives, weddings, etc. Seven passengers. Careful chauffeurs. E. 4196.

SUMMER RESORTS.

DIGBY—NOVA SCOTIA.
LODGE ROOM AND COTTAGES.—Write Aubrey Brown, for illustrated booklet.

SUMMER BOARD—Fairmount House has a few vacancies; good rooms and board, plenty of shade, convenient to Post Office and Lake; young ladies and gentlemen preferred. Apply Mrs. M. McClay, Bondville, P. Que.

LAURENTIAN MOUNTAINS. — Torquay House. — Good board, boating, bathing, driving free; conveyance to and from station; long distance telephone. Terms, $7 and $9 per week. S. H. Sobey, Arundel, Que.

LAKE MEMPHREMAGOG.
GOOD ACCOMMODATION FOR GUESTS FOR SUMMER—Good fishing, bathing and boating; terms moderate; mails delivered twice daily. For terms apply to Miss Shephard, Glendale, Georgeville.

MISCELLANEOUS.

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.

BUNGALOWS AND ATTRACTIVE SUMMER houses. Write for plans and estimates. (No catalogues). Houses erected quickly and with best workmanship and materials. Thomas & Ritson, Contractors, P.Q. Box 2972, Montreal.

WOOD, COAL, WHEAT AND GRAIN business for sale; established 19 years; good business place in centre of city. Lease to run three years yet. Bargain. Reason for selling, owner leaving city; no reasonable offer will be refused. Apply 236 Dorion. Phone East 3106.

BOATS—LAUNCHES—ENGINES.

MOTOR LAUNCH FOR SALE, CHEAP, 19 FEET x 5 feet; fully equipped; carries 8 people; four horse power engine; rate 7 miles; comfortable and safe sea boat; at present on Lake St. Louis. Apply H. W. B., Swabey, Strathmore, P.Q.

WANTED TO BORROW.

WANT $1,000 AT ONCE FOR GOOD THEATRICAL Investment in the city. Write or phone W. A. A., 599 University street, city, phone Uptown, 7358.