Real Estate

There was an improvement in the real estate market yesterday probably owing to the fact that the previous day was a holiday. The registrations numbered sixty-six, the largest of which was a sale of $434,095.

This was the disposal by the successors of William Murray of the Belgo-Canadian Realty Company, Ltd.; of part of the non-subdivided lot, No. 237, parish of Montreal, City of Westmount. The land concerned has frontages to Westmount Avenue and the Boulevard Westmount, and has a superficial area of 547,000 feet, consequently the price was 80½ cents per foot. This is by far the largest sale that has taken place at Westmount for some considerable time.

Joseph Paquin purchased of Domina Cusson, the southern portion of lot 12-11-6 Cote des Neiges, measuring 25 feet by 110 feet, with the buildings thereon in Park Avenue, for $42,500.

The Rev. Euclide Chagnon and others purchased of Wilfred Larose, advocate, part of lot 181, parish of Sault au Recollet, containing 77,247 square feet. The property has frontage to public road, and brought the sum of $27,036, which is equal to 35 cents a square foot.

Prosper Gadbois sold to Alfred Hetu the south-east and north-west portions of lot 18-41, the south-east portion of lot 18-42 and north-west portion of lot 18-43a Hochelaga, situated on Bourbonniere street, Maisonneuve, for $33,750.

James Monette sold to Josephat Alarie, lot 32-5-24, parish of Montreal, measuring 50 feet by 100 feet, with Nos. 787 to 797 Durocher street, for $26,500. The sale by Mr. Alarie of the property to Ben Abeles for the sum of $24,000 was also registered.

E. H. Horner sold to A. Lamer, lot 166-145 and part of 166-144, Hochelaga, with the buildings thereon in Frontenac street, for $22,200.

Alfred J. Gravel sold to A. Giguere, lots 12-264 and 265, village of St. Jean Baptiste, the same having frontage to St. Hubert street, for $18,500.

O. Desautels sold to Miss A. Marin, lot 10-162 and the north-west part of lot 10-101 Cote St. Louis, with Nos. 76 to 90 Fairmount Avenue and 78a to 80 De Gaspe street, for $16,000.

The only other sales over $10,000, included that by Mrs. O. Robert to Miss M. Robert, of lots 80-5, 6, 14 and 16 and 29 Hochelaga, with buildings on Moreau street, for $15,000, and the purchase by Mendoza Langlois of Mrs. J. E. Carceau of lots 1203-249 and 1203-250 St. James ward, with buildings on St. Hubert street, for $13,442.

NO IMPROVEMENT

Mr. James Morgan Does Not See Any Likelihood of Improvement in Real Estate Market for Some Time to Come.

Mr. James Morgan, of the Colonial Real Estate Company, in an interview with a representative of the Journal of Commerce this morning, stated that he did not expect any improvement in the real estate market until the beginning of the New Year.

Mr. Morgan was far from being optimistic over the situation. He stated that land outside the city limits in some cases had depreciated from 25 to 50 per cent. He also said that he had had property offered to him in the city itself at what would a short time ago have seemed a sacrifice.

Mr. Morgan attributed the present state of the real estate market to the tightness of money and to general conditions.

DECREASE IN BUILDINGS

Big Falling Off in the Number of Building Permits Issued for the First Six Months of 1914.

A heavy decrease in the amount of building done in 1914 as compared with the figures for 1913 is indicated by the half-yearly returns of the City building department. For the six months of 1914 2,372 permits were issued showing a value of $8,521,910, while the first six months of 1913 show 1,981 permits but with a total value of $9,942,385. For the month of June 1914 there were 549 permits with a value of $1,943,596, while June of 1913 showed 404 permits with a value of $2,278,424.

Real estate men, however, already see an improvement in building conditions in the city.

TEN DAYS GRACE

Employers Have Until July 10 to Think Out Insurance Problem.

New York, July 3—So great has been the demand on the part of employers for insurance that the Workmen's Compensation Commission has declared an extension of ten days to the State Insurance Fund and the insurance companies, until July 10, in which to get out the mass of policies, which have piled up since the rates were published about two weeks ago. All applications, however, must be filed by the employers before to-morrow night.

The capacity of the stock insurance companies and of the State Insurance Fund workers has been taxed to the utmost. The stock companies which are writing the bulk of the insurance under the new law have already issued nearly 20,000 policies. The State Insurance Fund has written about 5,500 policies in the last ten days. It is expected that about 8,000 policies in all will be issued by the State Fund.

The Workmen's Compensation Commission estimated yesterday that about $35,000,000 premiums will be paid in by employers the first year.

It takes almost as long to train a horse to the work of the fire department as it does to train a man, and the 40 new horses added to the work have a long period of schooling before them.

SMOKE VAFIADIS
Celebrated Egyptian Cigarettes

BORROWING ON SECURITY OF A LIFE POLICY

A Bad Practice and One that Should only be Resorted to in dire Need

HEAVY BORROWING

Much Borrowing on Policies in Canada During Past Year, but General Improvement is Noticeable.

"In a time of greater prosperity it seems appropriate to consider the question whether borrowing upon security of a life policy is ever either wise or prudent," says 'The Policy Holder,' a well-known English insurance journal. "The right to borrow is freely conceded by all reputable life offices, and the terms are strictly moderate. Besides, if the offices themselves were not disposed to lend, life policies are such a substantial form of commercial security that negotiating a loan with any financial institution would be a matter of easy arrangement. Yet, though the life policy is admitted to be such an admirable security—more especially to the office which has issued the contract—there are certain considerations which need always to be borne in mind, just because the life policy so readily lends itself to borrowing purposes. A life assurance payable at death is probably the one article which, being bought on the time-system, never enters into the actual possession of the purchaser at all, but is left behind him as an asset to be realized by his family. The assured has practically created a trust fund to be available at his death. He should, therefore, not lightly interfere with that trust fund to the injury of future beneficiaries. Of course, there may come times in the history of any of us when the ability to command a sum of ready money to meet a sudden emergency, or tide over a commercial crisis, becomes an element of untold value. As an American policyholder in such circumstances once said, "I hate to tap the till, but I have got to have this loan." And he had a perfect right to get the loan. But experience tends to show that in many cases the life policy is interfered with much too readily, and in consequence what would have been a substantial provision for a sorrowing family is found to have passed out of existence by the fatuity of the assured in borrowing and then letting the policy go."

During the past year in Canada there were more loans advanced by life insurance companies than ever before. This was brought about by the fact that many men were out of work and had no other investments or securities that they could dispose of, or else if they did have other securities these had depreciated so much since the time of their purchase that they hated to sell them at a loss. During the last two months a great improvement, however, has been noticeable and fewer loans have been advanced. Policyholders are also paying their premiums in better time and things seem to be generally taking on a more healthy tone.

Insurance Manager

MR. JOHN EMO,
Manager of the Globe Indemnity Co. of Canada, which was previously known as the Canadian Railway Accident Insurance Company.

GLOBE INDEMNITY CO. ISSUES POLICIES

Canadian Railway Accident Insurance Co. Changes Its Name

MR. EMO OPTIMISTIC

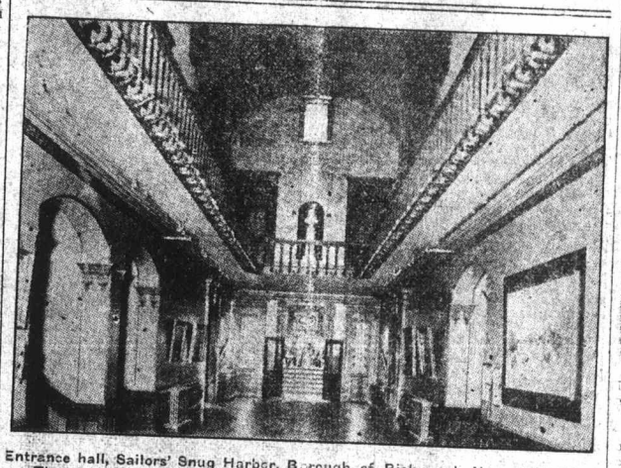
Manager of New Company Sees Bright Outlook for the Company—Says Policies are All Most Up-to-Date.

The Canadian Railway Accident Insurance Company 112 St. James street has now changed its name to the Globe Indemnity Company of Canada. The change officially took place on July 1 and the company is now issuing all policies under the new name. It is expected that this change of name will be of great benefit to the company and its agents, particularly as it more closely identifies the company with the Liverpool and London and Globe Insurance Company, which controls the stock and guarantees its policies.

J. Gardner Thompson, manager, and A. Laing, assistant manager, of the Liverpool and London and Globe, are respectively president and vice-president of the new company.

Mr. John Emo, Manager of the Canadian Railway Accident Insurance Company, has been retained as manager of the new company. Mr. Emo's management in the past was most successful.

In an interview this morning Mr. Emo stated that the policies of the company have been revised and are now free from all unnecessary technicalities and all the policies which have been in force will be brought up to the present conditions, which will mean they will be up-to-date in every way.



Entrance hall, Sailors' Snug Harbor, Borough of Richmond, New York City. The automatic sprinklers, visible under the gallery, "combustion-proof" the old institution and safeguard the lives of the inmates from discomforts and the perils of fire. —"Safety Engineering."

SPRINKLERS SHOULD BE INSTALLED IN ALL PUBLIC INSTITUTIONS

If Fire Starts Sprinkler will Generally Put it Out Before it has Gained any Headway---An Alarm will also be Sounded

MANY LIVES HAVE BEEN SAVED

Fire Which Started in Sailors Snug Harbor, New York, Would Have Resulted in Great Loss of Life but for the Sprinkler.

Those in charge of public institutions for the care of the blind, the sick, and the aged, are coming to realize more and more each day the great danger to which their patients are constantly exposed in case of fire. From statistics compiled by "Safety Engineering," a magazine published for the prevention of needless waste by fires and accidents, it is found that since June, 1913, in the United States alone, institutional buildings were partially, or completely, burned on an average of every 5½ days. Many of the inmates of these different institutions were burned to death, others died of shock, while some escaped.

In very few cases with even the best fire drill and the most modern type of fire escapes is it possible to get all the inmates out of any institution without the shock being fatal to some. There is almost as much danger in such cases, as there is attached to launching life boats in a high sea from a stricken vessel. There is something much more important, therefore, in caring for those who are aged and weak, than in instructing them in fire drill, and that is in taking every precaution to prevent any chance fire which might occur, from spreading and driving the inmates from the building.

Sprinklers Prevent Danger.

Great value is being attached by fire prevention experts and underwriters to the installing of proper sprinkler systems in such buildings. The sprinkler renders two great services in preventing serious accidents, first if a fire occurs in some deserted part of the building, the sprinkler unaided will work to check the flames, and is generally successful, and what is equally important the water rushing through the sprinkler pipes will sound an alarm which can be heard all over the building.

The illustration of the sprinkler pipes in the Hall of the Sailors' Snug Harbor in the Borough of Richmond, New York city, is a good example of how an old building can be made practically safe, by taking these precautions.

A fire occurred in one of the rooms of this building last February, which if it had not been for the work of the sprinkler, would have probably resulted in the death of dozens of the old inmates. As it was, the fire was put out before any damage was done and not the slightest confusion was caused.

SPECULATORS TRY TO SETTLE SALEM CLAIMS

Insurance Adjustors Take Action to Frustrate the Work of Speculators

WOULD CASH CLAIMS

They Offer to Cash Claims Taking from 30 p.c. to 50 p.c. Off the Face Value of the Policies.

Boston, July 3—More than 100 adjusters of fire insurance companies are now organized to settle claims arising out of the Salem conflagration. One of the first moves made by them was to take action to frustrate a horde of speculators who have descended upon the town. They are taking advantage of the needs and ignorance of the sufferers with offers to cash claims from 30 to 50 per cent. off the face of the policies.

The speculators are circulating reports to the effect that the insurance companies will make no payments short of six months or a year and it is said that they have been successful in gulling large numbers of policyholders to assign their claims at large discounts.

Frank H. Hardison, insurance commissioner, has been on the ground striving to co-operate with the insurance men in preventing sacrifices. The governor has consulted the attorney-general in an effort to find legal means to prevent assignments but has been unsuccessful in finding a law. There has been received from the offices of the National Board of Fire Underwriters in New York, a cabinet and card index system prepared for the handling of conflagration losses and based upon the experience acquired in settling losses resultant from the San Francisco fire. A deliberative committee of three has been elected. This consists of H. A. Wiley of Boston, chairman; James W. Hemenway, Boston, and W. B. Medlicott of Springfield, Mass.

This committee is located in the offices of the Salem Chamber of Commerce. It will keep tab on the actions of the various adjustors, will act in the settlement of disputes and will take the initiative in case of difficult questions. The card system is designed to prevent the double-payment of policies and the "overlapping" of claims.

Co-operating with the adjusters is Insurance Commissioner Hardison and a representative of the attorney-general's department, who will hear complaints and act as umpires in case of need.

It is estimated that at least six weeks must elapse before the companies will know with certainty the exact amount of their losses. Ninety-one stock companies have so far filed notice of claims aggregating in amount from $400,000 net which represents the supposed claims against the National of Hartford down to $500. There is not even a hint that any of these companies are embarrassed, their gross losses having been liberally reinsured.

Of the five mutuals which did a general business only one is considered to be badly hurt. The factory mutuals, strong institutions, which carried the line on the Naumkeag mills are said to be liable for $3,250,000. The Holyoke Mutual of Salem is estimated to be involved for $225,000.

The officials are doing everything in their power to discourage the speculators, the burned property is guarded by militia and the relief fund is growing through contributions from all parts of the State.

Several towns, which had raised money with which to celebrate Independence Day have sent the funds to Salem.

Notes of Interest

Chief Tremblay of the Montreal Fire Department will return from his well-earned rest on Monday next.

Residents of Marmora, Ontario, are becoming alarmed over the great increase in the number of fires in their town during the past year and are planning to adopt a better system of fire protection.

A decision will probably be reached in the Empress wreck inquiry next week. Although the result of the inquiry is greatly interesting to marine underwriters, it is the recommendation which will probably be made for making navigation in the St. Lawrence River more safe, to which they attach the greatest importance.

Although the Montreal Tramways Company have taken the precautions to place Safety First notices before the eyes of the public where they are most needed, little attention is paid to them and crowds of people leaving Dominion Park attempt to board street cars without any regard for their own safety or that of anyone else. It is quite evident that the Safety First movement is one which the people require to be instructed in and instruction should be given the children in Montreal schools along these lines.

The regular meeting of the Investment Committee of the board of the Canada Life Assurance Co. was held this week and after it was over it was stated that no action should be taken with regard to a successor to the late Mr. E. W. Cox for some time. The arrangements made by Mr. Cox for the management of his affairs before he began his trip abroad will stand until further action is taken by the directors. Mr. Cox was General Manager of the company as well as President. It is expected that the funeral will be held here in a fortnight.

ACCEPTS INVITATION.

A society woman wrote to an army officer at Fort Sam Houston: "Mrs. Smythe requests the pleasure of Captain Bunker's company at a reception, July Sixteenth."

Next day she received this note of acceptance: "With the exception of three men who have the measles and one who is in the guardhouse, Captain Bunker's company accepts Mrs. Smythe's kind invitation for the sixteenth."

How to Find the Right Kind of a Garage

The Running Order of Your Car Depends Very Largely on Your Garage

Your automobile is quite like the human body in that its condition depends greatly upon the care which it receives. In some respects its mechanism is quite as delicate as the human organism. If you would like to find a garage where your machine will be well cared for and kept in splendid condition a reasonable price turn to our Want Ad page. You will probably find advertised there just the garage you want and located in your neighbourhood. The better garages in this city run Want Ads on our Classified Advertising page. If you would like to find a small private garage for your car all you have to do is to send us a little Want Ad like those below. It will cost you but a few cents and will almost surely find a suitable place for your machine

Learn to

USE

"The Want Ad Way"

(Suggestions for You to Adopt)

GARAGE WANTED—Private garage large enough to house a five-passenger car. Must be located within 5 or 6 blocks of corner of Evanston and Belmont Ave. Address.

CAR OWNERS—You can keep your car in our finely equipped garage at reasonable cost. It will receive the careful attention of trained mechanics. Cars called for and delivered at any time of night or day. Smith's Garage, 1736 Grand Ave. Phone Randolph 832.

FOR SALE.

FOUNDATION STONE FOR SALE — Apply to P. G. Demetre, S.W., cor. Mount Royal Avenue and St. Lawrence Blvd.

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.

IDEAL FARM in county of Peel, with good house and outbuildings, cheap; also small acreages in Brampton. H. W. Dawson, Brampton, and 90 Colborne St., Toronto. 1

BOOK BARGAINS of cloth-bound second-hand books on all subjects, history, fiction, sermons, poetry, etc.; $1 and $2 books for 10c. Country customers can have assorted lots that originally cost $15 or more for $1, sent by express. (No cash no reply.) Norman Murray, 233 St. James St., (2 stairs up.) Montreal.

WANTED TO BORROW.

$50,000 WANTED.
on good, well built and occupied property. Address:
P. O. Box 2204, Montreal.

AUTOMOBILES TO RENT.

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

MONTREAL AUTO LIVERY, 184 Berri St. East 4363. Eight first-class autos at rent at any time; reasonable charges. Give us a trial. A. Goudron, proprietor.

TO LET.

PART of fine office, with unequalled attendance; services of French and English stenographer; separate electric light; separate desk telephone. Main 592. $15 per month. 31 C.P.R. Telegraph Building.

SUMMER RESORTS.

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

LOTS FOR SALE.

LOTS FOR SALE AT POINT CLAIRE Frontage 120 feet by 115 feet deep. The chance of a lifetime, going at 7½ cents per foot. Cash required $335.00; balance easy instalments spread over four years. High location, near both stations and Lake St. Louis. Apply P. O. Box 2914 City.

SITUATIONS WANTED.

COTTON MILL SUPERINTENDENT wants position. Good manager. Excellent experience. Al references. "Supt.," Box 315, Providence, R.I.

GENTLEMAN, SPEAKING AND writing fluently French, Italian and German, thoroughly experienced in every kind of commercial or technical office work, seeks position. Salary no object. Box 2109 Journal of Commerce.

QUALIFIED ACCOUNTANT (C. A.), offers his services as secretary-treasurer or comptroller to soundly established concern. Highest references. Box 2111 Journal of Commerce.

MIRROR FRAMING.

MIRRORS AND FRAMES, OLD MIRrors and picture frames repaired like new a specialty. Picture framing to order. Manufacture of mirrors and mouldings, wholesale and retail. The Wisentainer Co., 58 St. Lawrence Blvd.

BELTING.

BELTING FOR SALE—WE HAVE largest stock in city; all sizes in hair, cotton, rubber and leather, 25 to 50 per cent. cheaper than others. Special bargains in slightly used stock. Call or 'phone Main 4959 or 6587. Imperial Waste & Metal Co., 7 Queen St.

STATISTICAL MACHINERY.

THE PROPRIETORS OF CANADIan Letters Patent No. 135,441, 135,442 of 1911, and 147,291 of 1913, are prepared to supply statistical card perforating machinery manufactured in Canada under the above described Canadian Patents. Full particulars will be given interested parties upon application to the Williams Mfg. Company, Limited, Montreal, Canada.

BUSINESS PREMISES TO LET.

OFFICE TO LET. — Adjoining Stock Exchange, on first floor, bright, front office, 600 sq. ft., partitioned. Splendid location and snap at $50.00 per month. For full particulars apply Dominion Trust Company, Quebec Bank Building.

TO LET—JACOB'S BUILDING, 282 St. Catherine Street West, large, bright office, central location, rent low. Apply Room 1, or M. Roman, 235 St. James street. 'Phone Main 1271.

NEW MAPPIN BUILDING—Offices to let in this well lighted fireproof building; low rentals. Apply on premises, corner Victoria and St. Catherine street west.

MANUFACTURING FLATS, warehouses and garages, all heated, to let, in several locations. Will divide to suit tenant. Very advantageous. Apply 269 St. Denis. E. 891.

TWO MANUFACTURING FLATS, 2,000 feet each. Two Manufacturing Flats, 1,100 feet each. Best lighted flats in city. Corner of Little Craig and St. James St. Apply Mitchell Realty, Limited, 82 Bank of Ottawa Building, Phone Main 6689, 222 St. James St., City.

WAREHOUSE TO RENT— TWO flats, 1,000 feet each. Excellent light, best wholesale business district on St. Paul Street. Will rent very reasonably, separately or together, to reliable parties. 'Phone Main 1789 for appointment.

111 METCALFE ST., JUST ABOVE St. Catherine St., W., large house, suitable for any business; size of basement, and first floor 23 x 105, with light on 2 sides. Will alter to suit tenant; good lease; reasonable rent. Aply Tannebaum, Limited, 392 St. Catherine W. Up 7622 and 2036.

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.

STORES TO RENT at 276 and 278 Bleury street. Apply F. A. Scroggie, St. Catherine and Bleury.

FIRST DEATH CLAIM.

Special to Journal of Commerce.

New York, July 3.—The first death claim under the new Workmen's Compensation law was filed yesterday. It was for the death of Curtis Athens, a carpenter, who fell from the 23rd storey of the new Equitable building, against the Thompson Starett Construction Company, which had placed its insurance against liability with the Travelers' Insurance Company of Hartford, Conn.

HOUSE BURNED TO GROUND.

A one-storey wooden house at 2250 Parthenais street was burned to the ground last night at eleven o'clock. H. Larose and his two children were in bed at the time and had hardly escaped when the house was completely in flames. Nothing could be saved. In a few minutes only smouldering timbers remained.

RAFTS MENACE SAFETY

Log Rafts on Great Lakes Are a Great Danger to Steamers—Sharp Lookout Kept.

Detroit, July 3.—Three steamers report drifting rafts of logs in Lakes Huron and Superior. The raft on Lake Huron, according to report, is large and broken and about thirty miles south of Detour.

On Lake Superior the master of the steamer George Peavey sighted a large and broken raft of logs three miles northeast of Outer Island. A second report received from Captain Burns of the steamer J. P. Morgan states that the raft in Lake Superior had broken in two and was about fourteen miles off Outer Island, directly in the path of vessels. Both rafts were in the track followed by vessels, and are regarded as dangerous to navigation. Vessel masters are warned to be on the lookout for the rafts.

RATES ARE TEMPORARY

Commission Say That Reduction in Rates May Follow in August.

The rates which came into effect with the Workmen's Compensation Act on July 1 have been placed on a temporary basis by the decision of the commission.

If the department reports by August 1 that the estimated rate can be lowered those employers who have placed their insurance with the State fund shall have the difference between the new rate and the present temporary one refunded or placed to their credit. Both Commissioner Mitchell and Commissioner Darlington say that they feel sure that reductions can be made.

In every department of the commission, which occupies several floors of the Metropolitan Tower, it was said that the machinery of the new law was working smoothly. The department for receiving securities of those companies which desire to insure their own employees reported that about $2,500,000 in State and municipal bonds had been deposited by such concerns. These securities are held as guarantees of the payment of insurance liabilities.

Among the 200 or more concerns that have signified their intention of insuring their own men are the American Locomotive Company, the Brooklyn Rapid Transit Company and the Interborough Rapid Transit Company.

Up to closing time yesterday 6,000 policies had been taken out in the State Insurance Fund. The premiums due on these policies amount to about $1,000,000. The companies taking out these policies have ten days to pay their premiums.

Commissioner John Mitchell said that his estimate was that 2,000,000 or less workmen would be affected by the new law and that the estimate of accidents was about 150,000 a year, with about 50,000 workmen who lose two weeks or more by reason of accident.

At the bureau of claims it was said that the law stipulates that an injury to be compensatable must have occurred after midnight on June 30 and no claim on account of injuries prior to that time would be considered. There were a few telephone messages yesterday notifying the bureau of accidents and also letters from thrifty souls who were hurt some time ago, but who were under the erroneous impression that if they waited until after July 1 they might file a claim for compensation.

ADVERTISING LIFE INSURANCE

Plans have been made for an elaborate campaign of advertising for life insurance, practically covering North America.

And after a careful study of the situation 75 per cent. of the appropriation is to be spent in the daily newspapers.

THE UNDERWRITERS HAVE REACHED THE CONCLUSION—AND WISELY—THAT BY USING THE NEWSPAPERS THEY CAN GET THE EYE OF MORE PEOPLE THAN ANY OTHER WAY.

This advertising will not exploit the merits of any company or individual.

It will hammer home the advantages of insurance and the reason people should protect their families.

The underwriters believe that such a campaign will bring a wide interest in insurance which will pave the way for the agents to get business.

ANOTHER PRACTICAL DEMONSTRATION OF CO-OPERATION, AS WELL AS A TRIBUTE TO THE BUSINESS-BUILDING QUALITIES OF THE NEWSPAPERS.

UNITED STATES FIRE LOSS.

Boston, July 3. — During the past week there were 10 fires in the United States causing losses of $100,000, or over, three of which were in New England; $10,000,000 in Salem, $100,000 in East Boston and $400,000 in Manchester, N. H. Aggregate loss for June in United States was $13,195,000, making total loss since Jan. 1 $108,050,000, against $90,087,200 in corresponding period in 1913.