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Babson Says Wages, Taxes Raise Construction Costs

New York City, April 2.—There is increase is due to two main causes: are many factors connected with new building today which should hold up costs for some time. Most of the increase is due to two main causes:
(1) The increased powers of labor unions causing higher wages, shorter hours, and poorer work. This is partly due to the higher cost of living, restrictions as to apprentices, and the increased demand for houses. This labor cost applies from the cutting of the timber in the forests through every step of transportation, milling, superintending, marketing, etc., up to the real estate man who sells the house. Moreover, this costly situation is encouraged by federal and state labor laws, municipal codes, social security deductions and a dozen more additions.

(2) Another factor is the taxes which must be paid by those who cut the tree, mill the timber, sell the lumber and other building material—as well as the taxes which the contractor must pay. These all snowball up one upon another with this result: The house which ten years ago cost \$6,000 now costs \$12,000; but fifty percent of this increase is due to the increased taxes which our present administration at Washington collects.

Houses Recently Built
In view of the above, I seriously doubt if the cost of building new houses will decline much for some years. It is true that the quality of building materials should improve and that labor may give more value for a dollar of wages because non-union labor competition will become more plentiful. Ultimately, there will be a decline in building costs to a point about half-way between the cost of ten years ago and the cost today. Even such a decline, however, is some time away. So much for new construction.

Now as the price during the next few years of houses already built. There is no building boom ahead. Residential building in 1948 may be less than in 1947, while 1949 may be less than 1948 owing to war preparation restrictions. When universal training and the draft take effect, contractors may begin to unload. They may be glad to get out even and some will be forced to take losses. It's all a question of supply and demand influenced by war preparations. Thus far more people have been moving into most cities—especially returning veterans—than there were houses. Now some of these people will wish to leave and to sell their houses. At first, this may be easy; but after the supply of such houses exceeds the present demand—prices could crumble fast. So much for houses built during the past three years.

About Old Houses Houses
The most attractive thing in real estate—outside of properly located subsistence farms—are old well-built houses in the best sections of small cities. These can still be bought for half what they would cost new—and in many cases are better than they could be built today at any price. As people become more war-minded and as the draft takes young men, they will gradually sell their homes in large cities and move into safe communities.

Hence, while big city property is going down in price, these small city properties may be going up in price. If you own such a house, continue to hold it. If you live in a good section, buy a house next to you as an investment. Many of these old houses will double in price while the new new houses built for veterans during the past few years may sell at perhaps one half what is now being asked for them. Unless you want one of these now, then wait for distressed sales.

About War Outlook
A great question is whether a war boom honeymoon is again ahead of us. If so, houses, ranches, and most city property could hold up awhile longer. There will be no war this year; but the very preparation for war should stimulate certain buying and retard other buying. One thing that looks good are certain large houses—now on the market at very low prices—which can be made over into apartments. There will always be a demand for well-located apartments. Even these you should live in or near and attend to. There now is no easy way to make money in real estate.

Bids Asked For Paving Laurens-Barksdale Road

Columbia, April 7 (Special to The Chronicle).—Bids on a road construction project in Laurens county will be submitted to the State Highway Commission for acceptance or rejection at the next highway commission meeting, to be held in Columbia April 15th.

The project, which was advertised last week by the State Highway department, is on Route 276 in Laurens county and consists of the surfacing with asphaltic concrete of 5.474 miles from near the north city limit of Laurens to Barksdale.

SIX-INCH SERMON

By REV. ROBERT H. HARPER

GOD'S MESSAGE TO A PEOPLE IN EXILE

Lesson for April 11: Ezekiel 18:1-4; 34:11-16; 36:25-28.

Memory Selection: Ezekiel 36:26. Ezekiel is remembered for his doctrine of personal responsibility. The prophet had heard this proverb among exiles—"The fathers have eaten sour grapes, and the children's teeth are set on edge." There is much truth in the proverb. It is lamentable that no man sins unto himself alone and that the innocent often suffer from the deeds of the guilty. Parents have a mighty part in shaping the destinies of their children. The exiles suffered for the evil deeds of their fathers.

Ezekiel held out two blessed promises of God to the sorrowing exiles if they would return to God. As the Good Shepherd of his people God would seek out his sheep and gather them from the countries and cause them to feed again on the mountains of Israel. He would also cleanse them from their idols, give them a new heart, put a right spirit in them, and make them to dwell again in the land he had given their fathers.

In reading of these promises, we may think of the Zionist movement of the present, and of what has already been accomplished in the settlement of many Jews in Palestine. Is this the long-promised return of the race? Or did the promise refer to the return from Babylon twenty-five centuries ago? Whatever the answer, let the larger lesson apply—that there is a return, a new heart and a new spirit promised to every man who turns his face toward the Father's house. The soul's return to God through faith in Christ is of vaster importance than any re-settlement movement.

Smith's Fine Jersey Gets National Recognition

Newberry, April 2.—"Triumph Design Observer" 1489656, a registered Jersey cow owned by C. T. Smith, of Kinards, has won national recognition for a record production of 560 pounds of butterfat which qualified her for the silver medal award of the American Jersey Cattle club,

whose headquarters are in Columbus, Ohio. This record was made on a 365-day test at the age of two years. All of her tests were verified by both Clemson college and the American Jersey Cattle club.
In compiling this record the cow produced more than two and one-half times as much butterfat as the average dairy cow in the United States.

Meeting Notice

The Laurens County A. A. Group meets each Tuesday night at 8:30 over Sumerel's store in Laurens. Anyone with a sincere desire to rid himself or herself of the drinking habit is invited to attend or may write P. O. Box 215, Laurens, for an interview or information. Your anonymity will be respected.

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"O health! the blessing of the rich And the riches of the poor!" — BEN JONSON

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UNCLE JOSH

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Hank Fluker says he's glad folks have faith in him, or he'd have to be livin' within his income... Alf Zanier says the reason he mis-spells so many words is that his pen aint much good.

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