

subject of the discourses, delivered on various occasions, which this full-minded and full-hearted bishop has now brought under a common title for a larger audience.

Here is an extract from the chapter on "the legal conscience," which indicates the spirit of all the chapters: "The world rightly looks to the church for moral vision and ethical leadership; and if she can not or will not fulfill that expectation, if she does not raise up a generation of seers and prophets, she must shrink and shrivel and become effete."

And in discussing "the value of a man," this extract shows the direction of the preacher's thought: "I sometimes think that our government itself is fast being made a machine for promoting commercial schemes for privileged parties rather than an institution for protecting the common rights of the common people and developing the patriotism of the average citizen."

The chapter on "the gospel of democracy" reads to organized religion the wholesome lesson that the Christian church, if she would be true to her commission, "must cut straight down through all the strata of society; she must break through all crusts and limitations of class consciousness of whatsoever sort; she must forswear all exclusive dependence on special clientages; she must open and keep open the way for a free circulation of the red blood of a common humanity throughout all the arteries and veins of our sadly divided body—political, social, and industrial."

Were organized religion as faithful to its functions as this Michigan bishop's book frankly and boldly demands, people of the church would not have occasion to wonder so much at its loss of influence with the masses, and the world would be a happier place in which to live.

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MODERN GOODNESS.

Latter Day Sinners and Saints. By Edward Alsworth Ross. Published by B. W. Huebsch, New York. 1910. Price, 50 cents net.

The author of "Sin and Society" speaks again with the same accent in this small book. The evil conditions of modern society, its triumphant sinners and ineffective saints, the old-fashioned philanthropists, are once more haled before us. But Professor Ross brings a cheerful message. This very last decade has seen a great change. Many "philanthropists" are turning into "reformers." The difference? He states it well.

"The old-time saint 'went about doing good.' The new-time saint . . . goes about *checkmating evil*. And his is the more dangerous, the more heroic enterprise. Nobody objects to your doing good so long as you don't bother him, don't interfere with his particular graft. It was not because He healed the sick and made the blind to see that

Jesus was crucified; it was because He denounced the Pharisees and drove out the money-changers."

Yet there's a mistake here somewhere; and Professor Ross's illustration brings the trouble to light. No true reformer, nor any keen and candid opponent of his, will grant that iconoclasm is either his characteristic or most important work. He is a "reformer" because he is possessed of a "reform." It was neither for healing the sick nor for denouncing the Pharisees that Jesus met his death, but for "preaching a new gospel"—for spreading a doctrine which was fast turning Rome's obedient slaves into Judæa's thinking rebels. The winning over of the multitude to a new sanction—be it reason, conscience or communal justice—to an authority higher than the one in power, this, and this alone, poisoned Socrates, crucified Jesus and starves the prophets of today.

ANGELINE LOESCH GRAVES.

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REAL ESTATE WISDOM.

The Real Estate Educator. A Repository of Useful Information for Ready Reference, especially designed for Real Estate Agents, Operators, Builders, Contractors, Manufacturers and Business Men. By T. M. Payne, author of "The Legal Adviser," "Business Educator," etc. Published by T. J. Carey & Co., 63 Fifth Avenue, New York. Price, in leather, \$2.00; in cloth, \$1.00.

A handsome specimen of the bookmaker's art, both as to printing and binding, this little volume is as useful as its title implies. There is little that real estate investors would likely wish to know, that does not seem to be set out in its pages, even to all necessary information as to the single tax proposed by Henry George. The latter may be, indeed, the most important of all the information given—and the title is not misleading in that respect—for the question of taxing land values and exempting improvements has come to be a factor in the minds of prudent real estate investors. Among the subjects regarding which advice is crisply given, are valuation, insurance, measurements, contracts, mortgages, leases, and evictions. A technical dictionary of 70-odd pages rounds out the volume, which aggregates only 246 pages and may be easily carried in a coat pocket.

BOOKS RECEIVED

—The Red Flag and Other Verses. By Joseph A. Labadie. Published by The Labadie Shop, Detroit. 1910.

—The Wonders of Life. By Ida Lyon. Published by R. F. Fenno & Co., 18 E. 17th St., New York. 1910. Price, \$1.00.

—Abraham Lincoln. The Tribute of A Century. Edited by Nathan William MacChesney. Published