

ired for the benefit of creditors. The sound business men wait until the market demands the expansion before enlarging the plant. Then if they are forced into bankruptcy it is because of the fickleness of human nature as expressed in fads such as those of dress and adornment. This last fallacy is a very dangerous one to allow to persist. It leads to war, privation, loss of liberty, and causes a stop in the onward march of the human race toward its final goal that may last for centuries and entail endless misery.

It is of no value to look further into Mr. Chase's menu or those who prefer canned thinking. The rest of his article is as bad as the parts we have pointed out. Is his meat fit for the intellect of a free people who wish more freedom, or is it fit for abject slaves of monopoly? The sad thing is that Mr. Chase's articles hold prominent place in our most respectable magazines and newspapers and are read by many thousands of our best minds. His sphere of influence is immense and his power for evil is immeasurable.

(To be Concluded)

Henry George and Public Borrowing

ONE of the common defenses of the New Deal program of continuous public spending has been the statement that "we spent billions to fight the war, why should we not spend billions to fight the depression." While the quotation is much similar to saying that since "we got drunk during the war, why shouldn't we get drunk again during the depression," such an answer is an expression of wise-acking sentiment rather than one of reason.

Fortunately, more than fifty years ago a noted economist wrote an answer to this query that is irrefutable in its reasoning and is more timely today than when it was written. Henry George, who back in the 80's was a candidate of the Labor party in New York for mayor and who was almost elected, wrote the answer in his book, "Protection and Free Trade." (Then follows a lengthy quotation from page 9 of the work cited.)—*Arizona Daily Star*, Tucson, Ariz.

WE may be confident that the life of this brave son of a free and generous nation will be chronicled in its annals in letters of gold. Nay, beyond the limits of his native land Henry George will be known and respected as one of the hosts of God's servants, who desire to glorify Him in the eyes of men by establishing among them a reign of happiness, of justice, and of universal peace.

RABBI GUSTAV GOTTHEIL.

WHEN in all trades there is what we call scarcity of employment; when, everywhere, labor wastes, while desire is unsatisfied, must not the obstacle which prevents labor from producing the wealth it needs, lie in the foundation of the industrial structure? That foundation is land.—PROGRESS AND POVERTY.

The Enclave Law in Tennessee*

WHEN the Legislature of Tennessee adopted an Act amending the Charter of the town of Collierville, (Tenn. Priv. Acts 1933, page 1257), this legislation attracted considerable attention, not only in the United States, but abroad.

This Act authorized the town of Collierville to operate "an enclave of economic ground rent," by acquiring land at tax sales, or otherwise, and leasing the same for a period not exceeding ninety-nine years. Improvements on such leased lands are exempt from municipal levies. Only the "single tax on land values" could be assessed by the municipality on the lands thus leased.

At the time of the passage of the Enclave Law, tax delinquency in Collierville, while not extensive, as compared with similar Tennessee municipalities, nevertheless existed.

Under the Enclave Law, the town was given the right to take title to lands. Thus Collierville became a potential purchaser for every tract of land in its corporate limits on which the taxes were delinquent.

Almost immediately, one of the effects of the passage of this Act was to stimulate the payments of taxes by delinquents. Nor was this tendency retarded by the passage of another law by the General Assembly of Tennessee stopping temporarily the filing of suits to enforce the tax liens, or removing penalties and interest when pending tax suits were settled. Collierville had no tax suits pending at this time.

The so-called Craig Moratorium Tax Act, and another similar law, expired of its own limitations in 1936. Now, for the first time since the passage of the Enclave Act, Collierville could proceed to file tax suits with the objective of acquiring lands on which to operate its municipal enclave of economic ground rent.

About the middle of February, a tax bill was filed by the town to compel payment of all delinquent taxes on lands and buildings in Collierville.

Only eighteen taxpayers, in this town of more than one thousand population, were delinquent at the time of the filing of these suits. Few towns in America can today show so little tax delinquency.

Since the filing of these suits, already more than one-half of those sued have paid their taxes. In all probability the remaining delinquents will pay their taxes before the suits can be prosecuted to conclusion, and the property on which the taxes are levied can be sold to the town for delinquent taxes.

At the present time, Collierville has only one lot leased

*This article is printed for the purpose of acquainting our readers with a very important movement now under way in Tennessee. Hon. Abe Waldauer, Memphis, will, we imagine, be glad to answer any inquiries from officials of other towns or cities who want information.—Editor LAND AND FREEDOM.

for economic ground rent. This lot was formerly the site of the town jail; but the jail was demolished, and built elsewhere. Thus the town had a lot which could be leased under the Enclave Law. No citizen of the town has objected to the leasing of this lot; and the validity of the Enclave Act has not been challenged.

Undoubtedly, some students of municipal government hoped that the passage of the Enclave Act would enable Collierville to conduct a noteworthy experiment by leasing lands for "the single tax" on land values and abolishing municipal taxes on the improvements.

Experience has proven, however, that the Act has had a tendency, thus far, to defeat the purpose of acquiring land at tax sales; because the effect of the Act has been to stimulate and compel the prompt payment of municipal levies.

Cities and towns in America, faced with the problem of wide-spread delinquency, might find the Collierville experience interesting. Collierville, at least for the present, has found an effective way of combating and preventing tax delinquency. The Enclave Act has served notice on all property owners in Collierville that they must pay their taxes—or the town will take these lands over at tax sales, and lease them to those who want to use them, granting exemption from municipal levies, on improvements placed on leased lands to stimulate such use.

Economists have frequently asserted that a tax on land values would compel the owners of land either to use the land, or turn it over to those who would use it.

It remained for Collierville to demonstrate, through its experience under the Enclave Law, that the possibility of the town taking tax-delinquent lands, and turning them over for use by others, would exert a tendency in the same direction.

I PROPOSE to beg no question, to shrink from no conclusion, but to follow truth wherever it may lead. Upon us is the responsibility of seeking the law, for in the very heart of our civilization today women faint and little children moan. But what that law may prove to be is not our affair. If the conclusions that we reach run counter to our prejudices, let us not flinch, if they challenge institutions that have long been deemed wise and natural, let us not turn back.—PROGRESS AND POVERTY.

MEN like Henry George are rare, unfortunately. One cannot imagine a more beautiful combination of intellectual keenness, artistic form, and fervent love of justice. Every line is written as if for our generation.—ALBERT EINSTEIN.

PEOPLE do not agree with the teaching of George; they simply do not know it . . . The teaching of George is irresistibly convincing in its simplicity and clearness. He who becomes acquainted with it cannot but agree.—LEO TOLSTOY.

Baboondoggling

EVIL days are falling upon our proud, old State of Massachusetts with the acceleration of snowflakes in a snortin', New England nor'easter. A very tense, serious situation confronts our Intellectuals. To wit:

This day's issue of the esteemed *Boston Traveler* displays a half-page advertisement embodying profound and portentous possibilities. To speak bluntly, the Massachusetts Federation of Taxpayers advertises a significant remark to the effect that the aforesaid taxpayers are of the second order of mammiferous animals in Cuvier's system. 'Tis further boldly advertised that the Hon. William S. Conroy, Senator from the County of Bristol, has publicly made the aforesaid allegation which classifies the parties of the first part as being in "the second order" (supra).

It is necessary to submit the foregoing terminology—as is—in order properly to present the crisis in a manner understandable to our cultured compatriots who dwell in the Harvardian stratosphere of thought.

The Hon. Senator is alleged to have styled the taxpayers as "baboons" in calling his shots.

Upon reading the Federation's quotation of the Senator's allegation, we were obliged to seek out the meaning of the factory-town term "Baboons." It appears that such things are of the genus quadrumana. The Italian equivalent is that of "Babuino." In the French equivalent it is discovered that the Physiocrats pulled a fast one on the Italians by merely switching the last four letters, thus—"Babouin." Evidently the mere switching of letters is sufficient to forestall an Italian charge of plagiarism. In either event, however, we are informed that such Italo-Franco terms of endearment have been applied to the four-handed animal because of "its resemblance to a babe."

By this time it may be clear to the reader as to why the Massachusetts Federation of Taxpayers has taken umbrage at the Senator's remarks.

With masterful mean, the duly constituted representatives of the Massachusetts Federation of Taxpayers submit proof of their dissimilarity to the quatuor (four) manus (hand) specie. To wit:

In the upper right-hand corner of the advertisement there appears a photo of a so-called "Baboon." No other photos appear in any other part of the advertisement neither (pronounced nyther) two, four nor six-handed. In respect of "proof by comparison," one might jump at the conclusion that a telling point in legal evidence had been neglected. It is opportune to point out, at this time, that photographs of the Massachusetts Federation of Taxpayers are entirely unnecessary. The writer hastens to assure all and sundry that for four years he sat as a member of the Great and Honorable General Court of the Commonwealth of Massachusetts—during which time hundreds, thousands, tens-of-thousands o