

Existing Home Appeal Stressed By Realtors

Easier to finance in many areas and frequently offering more money than new homes, the existing home is growing in buyer appeal, Thomas H. Brenna, president of the Real Estate Board of Rochester, said today.

The real estate industry-wide trend toward a national market is supported by the assertion of the growing popularity of older homes.

According to the latest report of the National Association of Real Estate Boards, Mr. Brenna said, increasing numbers of buyers are turning to the purchase of existing homes in good condition. They have been attracted more frequently to homes in the suburbs, but well-maintained units located close to city centers also are being sought.

On the basis of a survey of 20 selected communities throughout the nation, NAREB found that when the sales of such homes in suburbs were noted at the same level as a year ago, the percentage of the country's sales had increased by 27 per cent of the communities. Weaker local markets were found to be selling in greater volume in 19 per cent of the country.

"A part of the demand for old

er existing homes is unquestionably explained, by their lower price range compared to many new homes," Mr. Brenna explained.

"As is generally known, mortgage loans at low interest rates are hard to arrange. Because of this, there has been a marked drop in the number of mortgages guaranteed by the Veterans Administration. At present, such government-backed loans carry 4 1/2 per cent interest, and many lenders prefer making loans requiring more interest. In this situation, increasing numbers of home buyers have bought existing houses and assumed their mortgages which were consummated years ago at low interest rates.

Under both the FHA and the VA programs, the Real Estate Board of Rochester president pointed out, procedures have been established through which the person buying an existing home with a government-backed mortgage can assume that mortgage, provided he can meet the credit and other requirements of the two agencies. Mr. Brenna said that this is being done in a "substantial" number of transfers involving existing houses.



To Sponsor Travelogue
MERCY ALUMNAE mission committee will hold an illustrated travelogue on Europe on Tuesday, Apr. 2 at 8 p.m. in the high school library. Admission of \$25 will help defray expenses on the various activities of the committee, according to Miss Bernadette Sentner, (above, left) chairman. Travelogue will include illustrations on Fatima, Lourdes, Rome, Montserrat, Paris and Lisieux. Lecture will be given by Miss Agnes Marie Coon, (above, seated) vice president of the alumnae association.

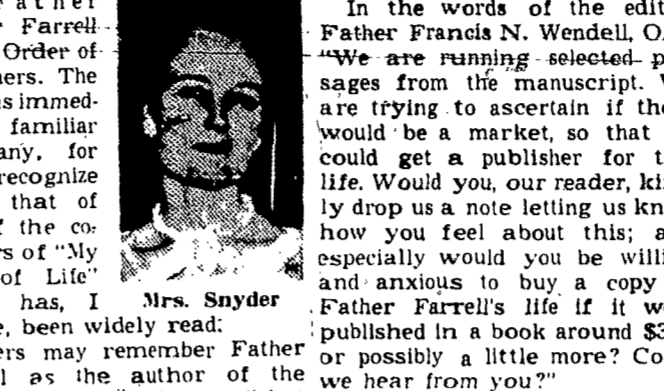
AMONG WOMEN 'Flight Of The Eagle'

By Mary Lennon Snyder

There are very few of us, whose lives have not been spiritually and intellectually enriched by the late Father Farrell of the Order of Preachers. The name is immediately familiar to many, for they recognize it as that of one of the co-authors of "My Way of Life" which has, I believe, been widely read.

Others may remember Father Farrell as the author of the "Companion to the Summa," but beyond that first recognition, few of us know anything about this gifted priest.

Few, that is, except those who read *The Torch*. During the past three months a serialized biography has been published in that magazine. Written by a Dominican Father and entitled "The Flight of the Eagle" the biography explores the background of the young Chicagoan, Ralph Farrell who in the face of illnesses and discouragements persevered, through Divine Grace, to become the Rev. Walter Farrell, O.P., an outstanding Catholic scholar and writer.



There would be a reasonable popular appeal so as to justify publication in book form.

In the words of the editor, Father Francis N. Wendell, O.P., "We are running selected passages from the manuscript. We are trying to ascertain if there would be a market, so that we could get a publisher for this life. Would you, our reader, kindly drop us a note letting us know how you feel about this; and especially would you be willing and anxious to buy a copy of Father Farrell's life if it were published in a book around \$3.00 or possibly a little more? Could we hear from you?"

I BELIEVE that the "Flight of the Eagle" would have a great appeal. It paints a delightful picture of family life in the Farrell family, an illuminating one of the world of the seminarian and an inspiring one of the priesthood.

If you considered judgement, there is sufficient justification for publishing this life of Father Walter Farrell, I suggest that you write the Editor of *The Torch*.

The address is: 141 East 65th Street, New York 21, New York.

Play Wins Contest, Miss O'Brien Directs

Miss Kathleen O'Brien, 1010 Allen Creek Rd., Rochester, directed the senior class one-act play in a recent play contest held at St. Joseph College, Emmitsburg, Md.

The production of Thornton Wilder's "Putnam Car Hawthorne" won first place in the contest. Miss O'Brien has directed her class productions for the annual tournament for the past four years. Her class also won first place in 1955 with a presentation of Stuart Walker's "Six Who Pass While the Lentils Roll."

DAUGHTER OF Mr. and Mrs. W. Clyde O'Brien. Miss O'Brien is a senior in the home economics department, vice-president of the Dramatic Club and secretary of the Home Economics Club.

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Movie Discussion Clubs Proposed

New York (AP) — The chairman of the Bishop's Committee on Motion Pictures has proposed the formation among the laity of movie clubs, dedicated to analysis and criticism of motion pictures.

Bishop William A. Sully of Albany said these discussion clubs could be considered an educational adjunct to the work carried on by the National Legion of Decency.

He said that great good can be accomplished by stimulating an enlightened and critical public to develop their critical judgments and sharpen their artistic tastes with respect to motion pictures.

DOINGS AT THE DALY'S

By Mary Thelny Daly

"We have a surprise for Daddy!" came two voices over the phone extensions at our house.

Away for a few days, we had called home long distance to check up on who was going one voice said, "having hamburgers every night, getting up in time for Mass, seeing that Ginny does her homework—but wait 'We're fine."

til you see what we've done for Daddy!"

Driving back to our town, the Head of the House and I had a guessing game as to what the ultra-exciting surprise could be. Into my mind flashed the thought that they might have attempted to fix up the sacrosanct writing room in the basement—a thought quickly dismissed. Surely they wouldn't undertake such a horrendous task! You never know, though. Better not mention even the possibility . . .

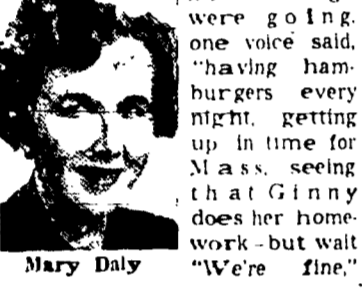
"Maybe they kept lights to a minimum." The Head of the House surmised as we drove along, "same with the hot water heater. That would be a surprise, a very pleasant one."

Such a practical and unostentatious boast would never occur to our youngsters. No, it could only be . . .

WE ARRIVED at the Old Manse in early afternoon and, of course, not a soul was in the house. Living room looked just as we had expected, chairs facing the TV, a pair of loafers in the middle of the floor, coke bottles stashed beneath chairs and sofa, Ginny's boots and umbrella in a corner (must have rained yesterday).

The dining room was as we had left it—evidently all meals were breakfast-alcove jobs.

The upstairs too, looked very familiar. Housekeeping elements had been carried on. Beds were



'Surprise, Daddy!'

.. What a Surprise!

spread, somewhat bumpily, some body, or several somebodies, had quite recently vacuumed and dusted. No evidence of a surprise—upstairs or down. They must have tackled that private domain below stairs . . .

Before I had a chance to verify my worst fears, the front door opened and we were engulfed in welcoming arms.

"Now come on, Daddy." With M.C. Ginny holding one arm, Mary the other, they led the Head of the House through the hall, sure enough, down the basement stairs! Following along, I thought hopefully that perhaps they had just swept the floor of his writing room.

BY THIS TIME, the subject of the surprise or victim, in this case began to get suspicious. Though I couldn't see his face, I could imagine the smile freezing as I noticed his back stiffen.

"Now, shut your eyes, Daddy," Ginny ordered. Opening the writing room door with triumphant flourish, she and Mary stood on either side as they shouted, "Now open 'em!"

It had happened! Reference books, with markers, left open on the long table, had been neatly stacked in the bookcase, "those silly scraps" removed. Papers with notes on them had been carefully arranged according to the size of the paper on which they were written.

Reference magazines (also with "silly scraps") had been placed in the give-away pile for the next St. Vincent de Paul collection. Table top had been dusted and waxed until it shone as never before—window—was washed and sparkling. In place of the pile of manila jackets with reference clippings on the window sill, there reposed a fat rosy jar of phloendron in the hitherto plantless sanctum sanctorum.

Nazareth Alumna To Wed In Corning

Corning—Charles J. Brennan, Addison, has announced the engagement of his sister, Miss Anne F. Brennan, Syracuse, daughter of the late Mr. and Mrs. James C. Brennan, to James F. Morrissey, Syracuse, son of Mrs. James D. Morrissey and the late Mr. Morrissey, Brooklyn.

The bride to be is a graduate of Nazareth College, Rochester. A May wedding is planned.

Douglas Edwards To Speak
St. Bonaventure, N.Y. — Douglas Edwards, dean of television newscasters, will deliver the principal address at St. Bonaventure University's annual High School Press Day on May 8. It was announced today.

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- To observe the Realtor's Code of Ethics and conform my conduct to its lofty ideals.

March 29, 1957

Thomas H. Brenna
Board President

NATIONAL REALTOR WEEK MARCH