

CIVIL LAW

I.

(a) Give an example of a substantive law which, in your opinion, might plausibly be mistaken for a procedural statute. Briefly explain the erroneous appreciation.

(b) Briefly discuss whether a ₱1 bill issued by the Central Bank is corporeal (tangible) or incorporeal (intangible) property.

II.

In 1952, *W*, a Filipina, was married in Manila to *H*, a citizen of New York, the laws of which state can be assumed to provide for complete separation of property of spouses. In 1953, the spouses bought a house and lot in Baguio in *W*'s name. In 1954, the spouses bought furniture, in *H*'s name, for the house in Baguio. *H* died in 1955. Without regard to what she might inherit from *H*, state what rights *W* had to the realty and furniture above-mentioned upon the death of *H*. Explain your answer.

III.

(a) Book I, Title VII, of Civil Code deals with "The Family." Using a particular person as a basis or pivot, indicate all other persons who may compose his "family" within the meaning of the Code.

(b) In 1952, a man and his wife bought a parcel of land in Quezon City for ₱5,000.00, built a house thereon for ₱20,000.00, and immediately thereafter judicially constituted the property into a Family Home. In 1954, because of the increase in land values in Quezon City, the Family Home acquired an actual worth of ₱40,000.00. In this year also, a third person obtained a judgment against the spouses in the sum of ₱10,000.00 as a result of an automobile accident which happened in 1953. May the judgment for damages be executed through attachment and sale of the Family Home? Explain your answer.

IV.

(a) *O*, the owner of a rice land, leases the same to *L* who, in turn, sub-leases it to *S*. *S* hires a *kasama*, *K*, who actually cultivates the land, but *K* does not stay thereon. As a matter of fact, nobody lives on the land. Who among *O*, *L*, *S*, and *K* may be said to have possession of the rice land? Explain your answer.

(b) With indication of the dominant and the servient estates, give a concrete example which will clearly show the existence of an easement of view.

V.

A, the testator, was survived by:
(1) his widow;

- (2) two legitimate children;
- (3) the infant son of a deceased legitimate daughter;
- (4) one natural child by legal fiction;
- (5) the infant son of an illegitimate daughter; and
- (6) one natural child.

A's will simply recited that he was "leaving all of his property to his compulsory heirs." Assuming that his net estate amounts to ₱1,800.00, how would you distribute it? Make your computation clear so it can serve as the explanation for your answer.

VI.

(a) Can a decedent's second cousin succeed *ab intestato* to the former's estate? Explain your answer.

(b) So that compensation may be proper, what conditions are necessary?

VII.

For valuable consideration, *S* obligated himself to sell to *B* for ₱200.00 a mare, then pregnant, after it has foaled, or "in default thereof to pay *B* a penalty of ₱100.00." The mare died while foaling. May *B* sue *S* for the recovery of the penalty of ₱100.00? Explain your answer.

VIII.

(a) Give a concrete example illustrating the principle of *damnum absque injuria*.

(b) What is the vacation period which a domestic servant is entitled to under the law?

IX.

S sold a piece of land on January 1, 1955 to *B*, reserving unto himself the right to repurchase the property "as soon as he is in a financial position to do so," but he does not redeem within 4 years. May *B* consolidate his ownership to the land after the lapse of the 4 years? Explain your answer.

X.

(a) A passenger in a public utility bus was injured when the bus fell into a ditch because of a mechanical defect which developed, unknown to the driver, while the bus was in motion. May the passenger successfully sue the owner of the bus for damages? Explain your answer.

(b) *B* borrows a car from *O*. In the course of his use of the car, *B* parks it in the Luneta in a place proper for parking. The car was then smashed and completely destroyed by a truck but, for some reason or other, neither the truck nor its owner could be identified. *O* sues *B* for the value of the car.

(1) Decide the case in accordance with law; (2) then give a possible reason for a contrary conclusion.

LAND REGISTRATION AND MORTGAGES

I. State and describe briefly the different land registration systems obtaining in the Philippines.

II. (a) Under Act 496, may a co-owner of a parcel of land apply for and obtain the registration of his undivided share, to the exclusion of the other co-owners? Why? (b) What is meant by "legal estate in the fee simple"?

III. A kept his certificate of title in a locked trunk in his house. Somehow, his daughter managed to get hold of it and without his knowledge and consent gave it to B. Representing himself to be A, B obtained a loan on the security of a mortgage on the land covered by the certificate, signing the deed of mortgage with A's name. The mortgagee thought that the impostor was really A. The mortgage was later duly registered. May the said mortgage be enforced against A? In other words was the mortgage validly constituted?

IV. (a) What remedy is available to a landowner whose property has been wrongfully or erroneously registered in another's name, if one year had already elapsed from the date of the decree? (b) What is a notice of *lis pendens*? How is it procured and what are the effects thereof?

V. Subsequent to the original registration of a parcel of land bordering on a river, its area was increased by accession. Having been acquired subsequent to the registration proceeding said additional area was not included in the technical description appearing on the certificate. May such additional area be acquired by third persons thru adverse possessions? Why?

VI. Sec. 119 of the Public Land Act provides that "every conveyance of land acquired under the free patent or homestead provisions, when proper, shall be subject to repurchase by the applicant, his widow, or legal heirs, within a period of five years from the date of the conveyance." Where no rights of third parties are involved when should the start of the redemption period be counted, from the date of the execution of the deed of sale or from the date of its registration? Reason out your answer.

VII. A entered into a contract with a real estate company whereby the latter promised to sell to him a parcel of land for P2,000.00 on installment, the deed of absolute sale to be executed upon payment of the last installment. After paying the first installment A constructed a house on the land with money borrowed from B. As security for the loan B required A to sign a chattel mortgage on the house which B registered under the provisions of the Chattel Mortgage Law. The deed of mortgage did not contain any statement of A declaring his house to be a chattel. Was the mortgage validly constituted? Why?

VIII. To secure the payment of a loan obtained from A, B executed a mortgage on his land on the condition that should B desire to sell his land before the loan became due, he would sell the same to A at the price of P1,000 per hectare. The mortgage was duly registered. Before the loan became due B sold the land to C at P1,500 per hectare. Is the sale to C valid? Why? What remedy may be availed of by A in order to protect his rights?

IX. An alien purchased a house and lot in 1934, and immediately took possession of the same without, however, registering the deed of sale up to the present. May he still register said deed and ask for the issuance of a new certificate of title in his name? Reason out your answer.

X. (a) Where should a chattel mortgage contract of a vessel be registered? (b) What additional duty is imposed by the Revised Motor Vehicle Law upon the mortgage of a motor vehicle?

COMMERCIAL LAW

I. (a) Are the provisions of the Code of Commerce regarding the perfection of contracts entered into by correspondence still in force? Why? (b) By what laws are contracts for the transportation of goods by land and by sea governed?

II. (a) Discuss the validity of a stipulation in a bill of lading that the carrier's liability "for loss or damage from any cause or for any reason" is limited to a specified sum. (b) The vessel S/S ORIENTAL left Manila bound for Cebu, with stopover at Tacloban. Upon leaving the latter port but still within its waters, the ship ran aground and could not move by its own power; hence, so that the ship may proceed to Cebu, the shipowner had it refloated by another shipping company at a compensation of P2,000,000. Does this expenditure constitute general average? Explain your answer.

III. (a) Give an example of an insurable inchoate right in property. (b) A., a married man, took out an insurance policy on his own life, and the appointed beneficiary is B., with whom A. was cohabiting at the time. Two months later, A. and B. died in an automobile accident but it is A. who died first. Who is entitled to the insurance proceeds: (1) B's mother, and only heir, C; or (2) A's legal heirs, his widow X and his only child, Y? State your reasons.

IV. (a) Give examples illustrating the distinction between *de facto* corporations, and corporations by estoppel. (b) A domestic corporation with an authorized and paid-up capital stock of P200,000.00 has accumulated profits amounting to P220,000.00. In order to expand the business of the corporation, its Board of Directors approved a resolution declaring a 100% stock dividend. Briefly state all the steps which must be taken in order that the stock dividend may be validly issued.

V. A, is sued, in the Court of F. I. of Manila, by CALIFORNIA CANDY CORP., a corporation organized under the laws of California, for damages in the sum of P50,000 arising from breach of a contract whereby A. had agreed to sell to said corporation 500 tons of sugar to be delivered in San Francisco, where the contract was entered into. Would you grant A's motion to dismiss the complaint on the ground that the plaintiff corporation has no capacity to sue, it not having previously obtained a license to transact business in the Philippines? State your reasons briefly.

VI. (a) May a house constructed on rented land be the subject matter of chattel mortgage? State your reasons. (b) Where the proceeds from the sale of the mortgaged property (chattel mortgage) do not fully satisfy the secured debt, is the mortgagee entitled to recover deficiency from the mortgagor? State the rule and the exception if any.

VII. On April 1, 1954, A. delivered to B. the following document: "I promise to pay to the order of B. the sum of P1,000.00 on or before June 30, 1954. (Sgd.) A." Two weeks later, B. endorsed and delivered the note to X. in consideration of P500.00. On maturity date X. demanded payment from A., who refused to pay alleging nullity of the note but adding "Give me 10 days, and I will pay," whereupon X. immediately left and informed B. accordingly.

On July 15, 1954, X. filed suit to recover from A. and B., jointly and severally, the amount of the note. A's defense is that the note is void, it representing money won in a game of chance (duly proved); while B's defense is that he has been discharged because X. granted A. an extension for payment. How would you decide the case. State your reasons fully but briefly.

VIII. (a) Explain in what sense does the assignee stand in the place of the insolvent, and when does he represent the creditors.

(b) A., having been adjudged insolvent, all his assets consisting of merchandise and equipment found in his store were sold, the net proceeds amounting to ₱6,000.00. Distribute the said sum, in the order and the proportion established by law, among the following:

Assignee's administration and legal expenses	₱1,000.00
A., creditor by final judgment for	1,200.00
B., creditor for a loan to the insolvent	2,000.00
C., for merchandise sold to insolvent but disposed of before insolvency	3,000.00
D., for rentals of the store for 3 months preceding insolvency	1,800.00
Total	₱9,000.00

IX. A. sued B. for the collection of the following note: "March 15, 1954, — Within one year from date, I promise to pay to A the sum of ₱1,000.00. In case of default, I shall pay a penalty of ₱20.00 every month until full payment hereof.—(Sgd.) B." The evidence shows that B. actually received from A. the sum of ₱860.00 only. (1) Is the interest of ₱140.00 deducted from the principal usurious? (2) Is the stipulation for payment of penalty valid? (3) Is B. entitled to attorney's fees? State your reasons.

X. (a) Give examples of "unfair labor practices": (1) by an employer, and (2) by a labor organization or its agents.

(b) A collective bargaining agreement has been entered into between MANILA COMMERCIAL CO. and its employees' union, valid for two years from January 1, 1955. It provides, *inter alia*, that the employer may summarily dismiss any employee guilty of negligence, inefficiency, insubordination, lack of respect to his superior, and habitual tardiness or absenteeism. May the Company, during the life of the agreement, dismiss an employee upon 30 days notice, or upon payment of a *mesada*? Explain your answer.

INTERNATIONAL LAW

I. (a) In the Philippines, in whom is the power of recognizing a foreign state or government vested? Reason out your answer. (b) State the (1) modes and (2) consequences of recognition of a new state.

II. Give the meaning of state succession and its effects upon (1) treaties; (2) local laws; and (3) property rights of the extinguished state.

III. (a) State the effect of war on treaties between belligerents. (b) In case of conflict between a treaty and municipal law, which should prevail?

IV. (a) Are states under obligation to settle their disputes amicably? Reason out your answer. (b) What are the forcible modes of obtaining redress without use of arms? Describe each.

V. (a) What is meant by regional arrangements or agencies under the Charter of the United Nations? (b) Who are the parties to the Southeast Asia Collective Defense Treaty and what are the principal undertakings stipulated and agreed upon in said treaty?

VI. (a) Distinguish private international law from public international law. (b) State the function and object of private international law.

VII. What are the prevailing theories regarding the foundation principles of

private international law? Which of these theories is followed in this jurisdiction? Support your answer with pertinent legal provisions.

VIII. State and discuss briefly the exceptions to the application of foreign law.

IX. (a) Distinguish proper law from *lex fori* or domestic law. (b) Explain the *renvoi* (double *renvoi*) doctrines.

X. (a) What is the juridical basis for the recognition and enforcement of a foreign judgment? (b) State the effect in the Philippines of a judgment rendered in a civil case by a court of a foreign country.

CRIMINAL LAW

I. (a) Describe the various classes of principals (autores), accomplices and accessories (encubridores) under the Revised Penal Code.

(b) To which of those classes belongs a conspirator who takes no part in the material commission of the crime, but remains to guard his companions from a surprise by the police? Explain.

II. Define, explain and illustrate the following: (a) *Aberratio ictus*; (b) subornation of perjury; (c) misprision of treason.

III. Tomas Cruz, a cargador riding on a truck hauling cases of milk belonging to Sikat Co., threw out two cases valued at ₱50.00 as the truck passed a certain street. A policeman witnessing the act immediately places Cruz under arrest. Discuss what offense has been committed, and whether it is consummated, frustrated or attempted, giving reasons in full.

IV. Differentiate the following circumstances, giving the necessary illustrative examples:

(a) Treachery (*alevosia*), craft (*astucia*) and use of means to weaken the defense.

(b) Band (*cuadrilla*), aid of armed men, and brigandage.

(c) Recidivism (*reincidencia*), repetition (*reiteración*) and habitual delinquency.

V. A, knowing that his master B used to carry a very valuable watch, way-lays him one night, wearing a mask to avoid recognition, and demands surrender of the watch, threatening B with a revolver. When searched, B is found to carry only a pocketbook with ₱50.00 that A does not take. When B tells A that the watch was left at home, B is allowed to go without further molestation. What offense was committed by A and is his responsibility aggravated? Why? Reason out your answer.

VI. (a) If a person is convicted of a crime penalized with *prisión mayor* maximum to *reclusión perpetua*, and there are no aggravating circumstances, is the accused entitled to the benefits of the Indeterminate Sentence Law? Reasons.

(b) Supposing the crime is punishable with *prisión mayor*, what would be the longest period of imprisonment impossible as *minimum* under the Indeterminate Sentence Law? Explain.

VII. Yielding to Maria's insistence upon marriage, Pedro takes her to his friend Juan, who upon previous arrangements with Pedro poses as a duly authorized minister of the Gospel. Juan performs an alleged marriage ceremony

that Maria believes in good faith to be real, and Pedro and Maria sign a marriage certificate, with Juan signing as "Minister." The couple live together as husband and wife for some time, but later Maria discovers the scheme and complains to the fiscal. For what crime may Pedro and Juan be held, if Maria is only 16, and it turns out that Pedro was already married to another woman? Explain your answer, giving reasons.

VIII. X, a duly authorized collector of "ATC Inc.," receives P5000. from Q in payment of an account, and entered the said sum in the original receipt; but in the duplicate receipt delivered to the Company, X makes it appear that he received P4,000. — only, and pockets the difference. The Court convicts X of the complex crime of estafa through falsification of private document. Is the sentence correct? Reason out the answer.

IX. A met and pursued his enemy B, who took cover behind a big tree. Every time that B showed his head, A fired at him but missed. Two bullets hit and kills Pedro, who was seated at a nearby store, and one bullet hits Y in the left thumb, causing injuries that required two weeks to heal. Three informations are filed against A: one for frustrated murder with respect to B; one for homicide by reckless imprudence as to Pedro and one for illegal discharge of firearms as to Y. Convicted in all three cases, A appeals. Are the convictions correct? Reasons.

X. M, N and P, armed with guns, enter the house of A and his daughter, and after forcibly seizing jewelry worth P1000. — they compel the daughter to follow them into a field where all three succeed, through intimidation, to have carnal intercourse with the girl, one after the other. What offense has been committed by them? And considering that M and N are married, but P is single, to what civil liability should the court sentence each of the accused? Reason out your answer.

POLITICAL LAW

I. (a) Under what provision of the bill of rights is peaceful picketing protected? Explain? (b) A city ordinance forbade as a nuisance the practice of calling at private residence by peddlers, solicitors, and transient vendors for the purpose of soliciting orders for goods, wares and merchandise. X was arrested and is being prosecuted for violation of said ordinance for having gone from house to house soliciting subscriptions to well known magazines and periodicals. His defense is that the ordinance in question violated the right to freedom of speech and the press. Will his defense prosper? Reasons.

II. (a) State the similarities and differences, if any, between the power of eminent domain as recognized in the bill of rights and the power of expropriation of lands, provided in Article XIII. Section 4 of the Constitution. Explain. (b) In what cases may the State regulate property rights without violating the due process clauses and what standard or test would determine the validity of such regulations? Explain.

III. (a) A Provincial Governor having died before the expiration of his term, the Party to which he belonged proposes the name of only one person for his successor. The President rejects the nominee but the Party insists and refuses to submit another name. May the President validly appoint any other person of his free choice? Discuss and state the legal reasons for and against such action. (b) In the preceding case, who may bring *quo warranto* proceedings to test the validity of the appointment made by the President?

IV. (a) Wherein, among the State documents relating to the development of Philippine Constitutional Law, do you find the absolute separation of state and church specifically provided? (b) In the case of what bills is a 2/3 vote of all members of the Senate and of the House of Representatives required to override the veto of the President and in what cases is 3/4 vote of said houses of Congress required to override Presidential veto?

V. Upon the death of the incumbent President in April 30, 1958, M. O. who was the Vice-President succeeded to the Presidency. In November 1959, he was elected President and assumed office. On April 30, 1963, he resigned and was succeeded by his Vice-President. In November, 1963, M. O. was again elected President and assumed office on December 30, 1963. When does his term expire? Reasons.

VI. (A). Is the doctrine of government immunity from suit expressly provided in the Constitution? Is it a part of our Constitutional Law? Explain.

(B). Plaintiffs complain that they were co-owners of a piece of land; that without their knowledge and consent another co-owner sold the property to the Civil Aeronautics Administration. They filed suit for the annulment of the sale including as party defendants the co-owner who made the sale and the Civil Aeronautics Administration. The latter set up the defense that being a government agency created by Executive Order it is immune from suit. Among the general powers of the Civil Aeronautics Administration are, to execute contracts of any kind, and to purchase property. Is the defense valid? Explain.

VII. (A). Are decisions, orders and rulings of the Commission on Elections final or are they subject to review by any other authority? Explain.

(B). What constitutional body has the right to decide on the legality of an election of members of Congress alleged to have been tainted with fraud?

VIII. (A). State the different ways the Constitution of the Philippines may be amended.

(B). What standard or test would determine the validity of interference by the State with the freedom of speech or of the press for reasons of State security?

IX. (A). In what cases may Congress provide for the creation of private corporations by special law and in what cases may it not do so?

(B). State the different steps to be followed in the process of impeaching the President or Vice-President of the Philippines.

X. (A). Into how many kinds may the functions of municipal corporations be classified? Explain.

(B). How may members of the municipal police forces be suspended or removed?

REMEDIAL LAW

I. (a) Define and distinguish Jurisdiction and Venue, and state in what cases the same coincide. (b) In 1947 A filed an action against B in Cebu for the foreclosure of a real estate mortgage. The value of the mortgaged property not being sufficient to satisfy B's indebtedness, A obtained a deficiency judgment against B for P3,000. In 1954 A, who has transferred his residence to Manila, filed a suit against B in Manila to recover the deficiency judgment

of ₱3,000. *B* files a motion to dismiss *A*'s complaint on the ground that the venue was improperly laid, the proper venue being Cebu. Decide the motion with reasons.

II. Defendant in his answer to the complaint stated the following: "Defendant specifically denies each and every allegation of the complaint. He, therefore, prays that the complaint be dismissed with costs." If you were the attorney for the plaintiff, what procedural step will you take in behalf of your client? Give the pertinent provision of the Rules of Court in support of your answer.

III. (a) On the date of the trial before the Court of First Instance, plaintiff and his attorney failed to appear. If you were the attorney for the defendant, what will you do? Explain your answer and give the provision of the rule upon which your answer is based. (b) Suppose it is the defendant and his attorney who failed to appear at the trial and you are the attorney for the plaintiff, what will you do? Also explain your answer and give the provision of the rule upon which your answer is based.

IV. (a) In what cases may a peace officer or a private person arrest a person without a warrant of arrest? (b) *A*, *B* and *C* were charged with homicide. After entering a plea of not guilty, the information was dismissed against *C* upon motion of the Fiscal in order that *C* may be utilized as witness against *A* and *B*. *C* did not testify as agreed and the Fiscal filed a new information against him. *C* moves to quash the new information on the ground of double jeopardy. Rule on the motion with reasons.

V. The Manila Electric Co. (MERALCO) disconnected the light from the house of your client for alleged failure to pay the electric bills for several months. Your client claims that he paid the bills but lost the receipts. So you filed a suit against the MERALCO to re-connect the light. Knowing that it will take time before the case can be tried on its merits, what procedural move will you take in behalf of your client in order that his light may be connected during the pendency of the case? Give reasons in support of your answer.

VI. As attorney for the defendant you failed to file an answer to plaintiff's complaint because your secretary misplaced the summons. Because of such failure to answer, your client, the defendant, was declared in default by the C.F.I. What steps will you take to obtain a relief from such default? Give the provisions of the Rules of Court upon which such steps are based.

VII. *A* filed a suit for damages against *B* for derogatory remarks uttered by *B* in a radio interview. At the trial the attorney for *A* brought the tape recording of the radio interview and asked that it be played in Court and considered as evidence against *B*. Attorney for *B* objects on the ground that the evidence is incompetent. Rule on the admissibility of the tape recording and give your reasons and the provision of the Rules permitting or rejecting such evidence.

VIII. In an action for damages arising from the derailment of a train, a witness living near the scene of the derailment was asked by the attorney for the plaintiff the following question: "Please describe the condition of the railway track before the accident." Defendant's attorney objects on the ground that the question calls for an opinion and witness is not qualified as an expert. Rule on the objection and give reasons for your answer.

IX. (a) *A* and *B* are charged with sedition. During the trial Attorney *X* was introduced by the Fiscal to prove that two weeks previous to the commission

of the seditious acts, *A* and *B* had gone to the office of Attorney *X* and consulted him as to the manner of committing the seditious acts with impunity. The defense objects to the evidence as incompetent. Rule on the objection with reasons.

(b) In the above case, suppose that after committing the seditious acts *A* and *B* consulted Attorney *X* about the case but *X* declined to defend them, may Attorney *X* testify on the matters revealed to him by *A* and *B*? Give reasons in support of your answer.

X. Y is charged with the crime of visiting an opium joint. The Fiscal presents evidence to the effect that on three previous occasions *Y* had been convicted of smoking opium in the same place. Attorney for the defense objects on the following grounds: (a) That the prosecution cannot prove the act charged by previous acts; and (b) That the prosecution cannot initially attack the character of the accused. Rule on the objections giving the provision of the Rules of Court in support of your answer.

LEGAL ETHICS AND PRACTICAL EXERCISES

I. (a) May an attorney withdraw from a case without cause and without the client's consent? Reason. (b) Mention a good cause for the withdrawal of an attorney without the client's consent.

II. (a) What should be the attitude of an attorney when his client engages additional counsel? (b) May a client terminate his lawyer's services at any time without cause? (c) State the rule with respect to the authority of an attorney to compromise his client's case. (d) State in general the rule as to the liability of attorneys for want of professional skill or mistakes of judgment. (e) Is it all right for an attorney to put in the newspaper a whole-page announcement of the opening of his law office? Reason.

III. (a) What can you say about the right of an attorney to talk to (coach) his witnesses before the trial? (b) In a case in which you are the attorney for the plaintiff, opposing counsel asks for the postponement of the trial. You believe in conscience that the ground for the postponement is valid, but your client for purely personal reasons, insists that you object. What would you do?

IV. (a) Define "retaining lien" and "charging lien." (b) May an attorney register a notice of his charging lien before the rendition of any judgment in favor of his client? Reason.

V. (a) Give the grounds for suspension or disbarment of attorneys as enumerated in section 25 of Rule of Court No. 127. (b) *A*, lawyer and notary public, notarized an affidavit prepared and signed by *B*, another lawyer, containing immoral recitals, in virtue of which *B* was able to win over and cohabit with a woman other than his wife. In the disbarment proceedings against the two attorneys, *A*'s defense was that he merely notarized the affidavit as a courtesy to brother attorney, *B*, without knowing its contents, and this allegation was corroborated by *B*. Is this defense valid? Reason.

VI. Omitting the texts of pleading or decision, but setting forth the text of the notice of appeal, draw up a Record on Appeal in a case appealed to the Court of Appeals on questions of fact.

VII. *Certiorari* (special civil action) lies when any court has acted without or in excess of its jurisdiction or with grave abuse of discretion, and there

is no appeal, nor any plain, speedy and adequate remedy in the ordinary course of law. Omitting annexes, but complete in form and substance, draw up a petition for certiorari.

VIII. In connection with the preceding question (No. VII), as attorney for the private respondent, draw up the proper motion, manifesting your appearance and at the same time praying for an extension of ten days within which to file an answer. Omit heading and title.

IX. Supplying all necessary details, draw up a registerable contract whereby A sells to B two parcels of land for P6,000, payable in monthly installments of P100, beginning September 1, 1955, and whereby, to secure the payment of the purchase price, B mortgages the same property to A.

X. In connection with the preceding question (No. IX), supposing that the whole purchase price is already paid, draw up the corresponding deed for the cancellation of the mortgage. Omit the acknowledgment.

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