

To the Honorable John Carling,
Minister of Agriculture.

SIR,—We have just noticed that your councillors in matters affecting agriculture have called your attention to the necessity of having imported stock, with the view of improving the breed of that raised here, and in consequence have taken the duty off such animals as may be imported for this laudable purpose. We congratulate you and the country on this step, as we think it one in the right direction, and trust to see that you do not stop here, but proceed in applying the same measure to all imported seeds, whether in grain or other kinds, for the same purpose, as we cannot conceive how it is necessary to remove the obstruction in the one case and not in the other. In fact, it is neither wise, just nor politic to throw any obstacle in the way of having the best and most reliable classes of seeds brought into a country where, in the experience of all engaged in their production, there exists a strong and unfailing tendency to deterioration. It is not wise, for while affecting the farmers chiefly, it is a question which affects the welfare of the country at large, as all are deeply interested in the products of the soil, from whence, in such a country as this, the main source of wealth must spring. It is not just, because it raises up a barrier, in addition to many others that already exist, in the way of the farmer who would desire to obtain changes of Seeds for the purpose of making his profession one that would not only pay, but one also that would awaken new ideas and stimulate the slumbering energies, which, under a system of obstructiveness and discouragement are never brought into play, but which ought to be fostered by those who have the opportunity of adopting measures calculated to produce so desirable a result. And it is not politic, seeing it is the first law in our nature to protect ourselves and those to whom we are related; but to enact any law, or impose any burden by which the endeavors of the agriculturist are to be cramped, confined and injured, by restraining him from procuring what he most needs, and what, while greatly benefitting and stimulating him to greater efforts, would also redound to the general growth and wealth of the country—you raise difficulties and barriers which he is not able to surmount, and throw him back upon the old track of making use only of what he is able to command at home, and thus to an incalculable extent injure the farmer and the whole country. We hope, therefore, that in the importation of seeds you will see to it that no duties be imposed; and that in the postal arrangements, by which they are sown broadcast over the country, the lowest remunerative charge be made for their transmission, as well as for the transmission of all agricultural papers, by which ideas are brought forward by practical men, and through them being made known to others, cannot fail of producing a vast amount of good, and a source of wealth to the Dominion.

Hoping these hints will meet your best and earliest attention,

I am, honorable sir,

Yours respectfully

THE EDITOR.

Communications.

For the Farmer's Advocate.

Legal Hints to Farmers.

BY GEO. P. LAND, BARRISTER-AT-LAW.

No. 4.

The farmers of this country being as frequently sellers of farms as buyers, it is scarcely necessary to state that it is as important to them to know their rights and liabilities when occupying the former position as the latter. This will involve an enquiry into what covenants for title they are bound to give, and what security they should insist on for all or any of the purchase money if not paid down, etc.

With respect to the covenants for title, a vendor is bound to enter into, it may be stated, as a general rule, subject, however, to a few exceptions not necessary to be mentioned here, that the vendor or seller is bound to covenant only against his own acts—that is to say, that notwithstanding any act of his (the seller), he has the right to convey and has a good title; that he has done no act to encumber the land, and that the purchaser shall have quiet enjoyment, free from any encumbrances done by the seller. These, with a covenant for further assurance, constitute all the covenants which, as a general rule, the seller can be called upon to enter into. And the importance of seeing that they are confined to his own acts, is manifest in as much as they would otherwise render him liable to an action for damages, in consequence of any defection or incumbrance affecting the title to the land sold, created by any prior owner. The covenants as to incumbrances, even when limited to the vendor's acts, will include taxes assessed against the land while owned by the vendor, and these the vendor is bound to pay.

Then with respect to the security he should obtain from the purchaser for the unpaid purchase money. There are not a few persons who suppose that they are obtaining adequate security for their property, when they receive the bond, or promissory note or notes of the buyer for the price of the land sold. This is quite a mistake, and the seller should invariably insist on a mortgage of the property sold, as security for the purchase money unpaid.

If the buyer is a married man, the seller should see that his wife executes the mortgage, for otherwise if he is obliged to foreclose the mortgage for his unpaid purchase money, the purchaser's wife will have dower in the property; and if no part of the purchase money has been paid, it is evident that the result would be a serious loss to the seller. The vendor should not only obtain a mortgage to secure his unpaid purchase money, but should insist on its being executed contemporaneously with or immediately after the execution of the deed by him to the purchaser; for if there are executions in the hands of the Sheriff against the lands of the purchaser, they would otherwise immediately attach on the lands just conveyed to the purchaser, and "cut out" the vendor's mortgage; and the vendor might thus be deprived, not only of any security whatever for his unpaid purchase money, but also lose the price of his farm.

The vendor should have his mortgage registered immediately on its being executed, or as soon as possible thereafter; otherwise a subsequent purchaser or mortgagee—for a valuable consideration, without notice—registering his deed or mortgage first, would obtain priority over the vendor's mortgage.

If the vendor should not have obtained a mortgage for his unpaid purchase money—nevertheless if he have taken a note or bond—he may, by suit in the Court of Chancery, have it declared a lien on the land sold, and in that way obtain the security, or what is equivalent to the security, of a mortgage. This, however, is an expensive proceeding, and the purchaser

may have succeeded in selling the land before it could be taken. If, however, the vendor takes a mortgage for his unpaid purchase money, it is scarcely necessary to state that he may immediately sell or assign it, if he choose. If he retain it until the money becomes due, he may then sue for the money on the covenant contained in the mortgage; bring an action of ejectment for the possession of the property, or file a Bill in Chancery to foreclose the mortgage, or sell the mortgaged premises; or he may resort to all these remedies, under certain conditions as to costs.

If the vendor is not worth the amount due upon the mortgage in addition to the land sold, it would not be prudent to bring an action at law on the covenant, for nothing may be able to be collected on the judgment. Neither would it be advisable to bring an ejectment and take possession of the mortgaged premises, for the mortgagee will have to keep a strict account of the rents he receives, or should receive, in addition to performing many other onerous duties connected with the premises, such as the keeping of them in repair, effecting insurance, etc.

For the Farmer's Advocate.

A Letter from the City.

Dear young friends,—I am on a visit to the great city—the noisy, bustling, dusty, jostling, screeching, cheering, exhilarating, sense-destroying, peace-disturbing city.

There are a great number of my little farming friends who have never seen a city; and, dear children, be thankful that your lot is cast in the clear sunshine, where you can breathe the pure air of heaven without its being tainted by the smoke of a hundred factories, the perfumes of dirty lanes, and the foul breath of 20,000 people.

Some of you, no doubt, would like to hear about some of the sights to be seen. I may as well begin at once, without further ceremony.

If I tell you about all the funny scenes I come across, it will amuse you as well as me; and save you the trouble of coming to see for yourselves.

As I was walking down street the other day, what should I see but, as I thought, a little boy and girl coming to meet us. On closer inspection, I saw they had old-looking faces, and were very stout and unwieldy for children. I asked the lady I was in company with who they were, and she told me that they were dwarfs. I noticed that people stared at them, and some laughed and made funny remarks. This I think was very cruel and wicked. I hope my little friends will be kind to those unfortunate creatures if they ever happen to come across them—and be thankful that they are not made in the same form.

If any of my readers should be dwarfs, do not let them complain, but try to fulfil faithfully whatever station is assigned to them; and remember that God makes us all to his own pleasure.

There are a great many ladies and gentlemen dressed very richly and gaily; but the best dressed are not always the happiest. I must tell you there is a great number of poor people and little children who have scarcely any food or clothing. It is a sad sight to see poor little girls and boys all ragged and hungry, out in the streets under rain and sleet trying to get a living. Some have to beg from door to door. Others sell tapes, needles, pins, shoe-laces, &c., carrying them around in baskets, and more subsist on the refuse of fruit and provision stores, which is thrown out after being unfit for sale, and then at night perhaps have to sleep either on the cold ground, with no other covering than the heavens; or some more lucky little creature may find his way into a large sugar-punchon, or something of that sort, and sleeps comfortably till the sun commences to throw its dazzling rays on the then partially-quiet city, which you must know is

very nearly as noisy and busy all the night as in the day.

But I am sorry to tell you that they get more angry words than kind, and "more kicks than coppers," although some of the little fellows earn a good many coppers by cleaning gentlemen's boots.

It is hard work for poor people to get a living in the city.

I went to see the Glass Factory. That is what half of my little friends have never seen. It is a pretty sight to see. First, there is the furnace, with a great cauldron full of melted glass, that looks like a pot full of liquid fire. There are about a hundred men and boys, all making different shaped articles—some bottles, some tumblers, and others pretty little salt-cellars.

The oddest part of it is: they just dip a long tube, which resembles an iron poker, into the boiling glass, and blow the bottles on to the end of them. No doubt you have all seen maple sugar "sugaring off!" Well, if you dip a stick into it you will observe a lump sticks on to the end. The same with the glass on the tube. Then they place it into a mould, which they work with their feet. By this time the glass is cool enough to keep its shape. But I must not tell you any more, or you will learn the trade without serving your apprenticeship, and that would not pay, you know. Altogether, glass blowing is a disagreeable business, although it looks pretty to see others working while you can watch their operations.

I have now told you a number of things I did see. I must also tell you some things I did not see.

1st. I saw no pretty little lambs. 2nd. I did not see any chickens or young ducks. 3rd. I saw no pretty gardens and orchards like we see in the country; and last, but not least, I saw no rosy-faced boys and girls. They were all pale-faced, sickly looking little children. Three cheers for the country!

From your well-wisher,

I. F. INCH.

April 22, 1870.

Editor Farmer's Advocate.

Seeds.

Mr. Editor,—I feel convinced more than ever of the necessity that exists in having some place established in one of our leading towns where, by writing or calling, one can rely upon getting seeds true to name, and that will vegetate when planted or sown. I recently purchased from a dealer in Orangeville, who gets his supplies from an American house—a quantity of Early York and Drumhead seed, and having been disappointed some time before, in not procuring a return, I had the curiosity to count the seeds sown. In number they exceeded 3,000, and not one of them grew. What I should like to see for the benefit of the country is an establishment such as I have hinted at, where not only farmers and gardeners can be supplied with what they may require, but where the dealer may also purchase to advantage all he needs, and thus distribute through the country seeds of a reliable character. I do not blame the dealer alluded to, but the source from where he got his supply. This is not only worth your attention, but the attention of the whole Dominion.

R. H. ALLAN.

Orangeville, May 6, 1870.

To control the sex has long been the study of eminent breeders, but, so far as we are aware, without result, unless to show that Nature reserves the privilege under her own direction. A correspondent, however, hazards the following suggestion: "Does not the use of young and rapidly growing bulls have an influence in producing an over supply of males? Some years since, I bought a fine 18 months' old bull, fat, very fat, made up for sale, and when put to his work, although well fed, he ran down in condition. But I was gratified the next season, in seeing ten heifers to two bulls, out of the first dozen calves of his get. The only drawback was, that I owned the two young bulls and my neighbors the ten heifers."