

fulfilled. There is also the loss to the company of interest which would otherwise be received if the entire payments were made in advance, as under the policies issued by the insurance companies generally. The charge for insuring is therefore greater than if the whole was paid in advance, but, so far as we can judge, not greater than the loss of interest and other incidents of the business demand.

To many policyholders there are important advantages in the installment plan. In very many cases the advance of money for a five years' insurance is a serious inconvenience. The money is worth much more to the insured than the difference between the cash premium for five years and the five year's premiums paid annually, as under the installment plan. And, again, in case of the failure of a company issuing installment policies the policyholder loses only a part of the premium for a single year, instead of a part of a premium for a five year's insurance.

Many and many a farmer has paid his premium for a term of years, in advance, in good faith, and expecting to hear nothing more of his policy, unless unfortunately his property is burned and he is compelled to claim for a loss; but the occurrence of a great fire in some city five hundred miles away has ruined his company; his insurance is good for nothing, and he has to search for a new company and pay a new premium, with, if great fires succeed each other as Boston succeeded Chicago, a prospect of having a second experience of the same character within a twelvemonth.

The amount of insurance on any given property is limited at most to three-fourths of its value; not to three-fourths of the loss in case of a partial loss, for partial losses are paid in full, but in case of total losses only. Who will dare to say that this is not right, that it is not the duty of the companies thus to limit the moral hazard and to protect the best interests of all concerned, insured as well as insurer? No one can have attended the annual conventions of the National Board of Underwriters without being compelled to yield assent to the arguments there urged in favor of such restrictive insurance, excepting in case of property in the hands of parties other than the owner, as commission merchants and such like. That veteran and able underwriter, Hon. Mark Howard, of Hartford, has appealed to the convention over and over again to make regulations which would ensure limited insurance, instead of that fuller insurance which makes it so easy to burn.

However opinions may vary in regard to its applicability to commercial centres, where the fluctuations of stocks of goods and the complications of commission dealers prevail, the testimony of all seems to be in favor of its propriety in the case of farm risks where values are stationary and risks are remote. In order to limit the moral hazard of the insurance, this feature is placed by the installment people prominently before the insured.

Again, the scheme has generally been decried by parties opposed to it, as full of misrepresentation and humbug. We have heard precisely the same general terms applied to every form of insurance that has ever been introduced—life, fire, marine, accident, live-stock, tornado hail, and what not—and the promiscuous application of epithets is probably about as just in one case as in another.

Much that has been said about the iniquity of installment companies which will not cancel, is only partially true, even technically, and hardly true at all in practice. Cancellations are treated very much the same as in ordinary insurances. All companies manage to take pay by short rate for the failure on the part of the assured to continue during the full term for which he contracted and for which the premium was computed.

Thus far, in our investigation of the installment plan, we have failed to develop any facts among those which appear to be best acquainted with the practice, which would justify us in condemning the plan as inconsistent with sound insurance principals. Long-term business is admitted on all hands to be desirable, the expense of securing, rating, reporting, and auditing a five-day risk are precisely the same as would be involved in a five-year risk on the same property. If the plans of the installment people in the management of their details and the collection of their premiums be not the best, we will welcome facts which will show to insurer or insured a more excellent way.—*Insurance Monitor*.

STOCKS IN MONTREAL.

4 o'clock, April 26, 1876.

STOCKS.	LOWEST POINT IN WEEK.	HIGHEST IN WEEK.	TOTAL TRANS.	Buyers.	Sellers.
Bank Montreal	194½	196½	688	195	195½
Ontario	107½	107½	256	108	108½
City	102½	102½	22	.....	.....
People's	99½	99½	39	98½	100
Molson's (xd) ..	109½	109½	75	108½	109½
Bk. of Toronto	199	201	85	197	199½
Jacques Cartier	38½	39	65	36½	37½
Merchants'	98½	99½	356	98½	99½
Royal Can.	98½	99½	310	.....	.....
Commerce	126½	127½	1238	126½	127
Metropolitan....	60½	60½	25	.....	62
Maritime .....	.....	.....	.....	.....	.....
Exchange	99½	100	52	98	100
Hamilton .....	.....	.....	.....	98	100
Union .....	.....	.....	5	94½	96
Mont. T'legraph	170½	176	2540	171	171½
Dominion Tel ..	.....	.....	.....	87	90
Gas (xd)	174½	176½	1214	172	173
City Pass Ry ..	192½	199	1199	198	198½
Stg. Ex.,	109½	109½	.....	109½	109½
Gold	112½	113	.....	112½	112½
Bk. Montreal xd	189	190½	515	189½	189½

STORE PACKED BUTTER.

The greatly improved quality of the butter made in farm dairies during the past few years naturally raises the question why is there no more improvement in the quality of store-packed stock that is marketed without being re-worked and colored? The factory system has materially reduced the supply of this class of butter, of late, but so much of it as is still received is of the same undesirable character that it was years ago. These goods are a source of annoyance to the trade, and so far as we can learn they afford very little profit to the country store-keeper or to the farmer. We apprehend that one of the chief reasons why the small farmers have not kept pace with the dairymen in improving their system of butter making is that very little discrimination is made by the store-keeper between the different qualities of butter brought in by his patrons. There may be a difference of ten cents a pound in the real value of the butter made on two adjoining farms, and yet the store-keeper cannot pay more for the good butter that he does for the poor without incurring the risk of losing the patronage of the family that made the inferior product. Every merchant who has ever bought any butter from the maker knows how jealous the latter is of his reputation, and how dangerous to his own personal safety it is to intimate to one butter maker that the quality of his butter is inferior to that of his neighbor's. Goods shipped to market are certain to find their level, and

dairymen who are large makers and ship direct very soon learn that their goods receive no favor except such as their quality merits. This experience has caused them to give more care and attention to their butter and has stimulated the progress which has been made in the manufacture of that product. If proper discrimination could be made by country storekeepers in their local receipts of butter we should soon see more uniformity and a marked improvement in the store-packed goods. But so long as a farmer can obtain for an inferior quality the same price that his neighbor receives for a fine grade of goods, there is some encouragement for him to refrain from expending more care or skill on his product. The merchant is, of course, powerless to remedy the evil, as any attempt at discrimination will only serve to drive his customer to some other store. That all country merchants who take butter in exchange for goods are desirous of instituting reform in this matter, we are fully satisfied, and in view of this unanimity of sentiment it would seem that the work might be accomplished through Protective Associations, or by a similarly combined action, where no organization already exists. Let all the butter buyers in a town unite in the determination to make the same differences in the prices of the different grades of butter which they buy that are made by the commission merchants to whom they ship, and there will be a speedy change in the methods of dairying on small farms.—*N. Y. Grocer*.

IMPORTANT TO MORTGAGERS.—*The Solicitors' Journal* contains a note of an important case with regard to the position of mortgagors. A mortgagee was entitled to mortgages created by two deeds. The first deed contained a covenant not to take proceedings to recover the mortgage-money without six months' notice. The second deed was a mere deed of further charge. The mortgagee filed a bill for foreclosure of both mortgages, without giving any notice, and the Master of the Rolls held he was entitled to do so under the provisions, or rather the absence of provisions, of the second deed. On this case the writer in the *Solicitors' Journal* remarks as follows:—In ordinary understanding a further advance becomes blended with the original debt, but this decision shows that this is not the view that the Courts will necessarily take, and that there is a danger lest in fact that the result may be that the principal debt becomes a kind of adjunct to the further advance. In the case suggested, where a loan for (say) five years is followed, three months afterwards, by a further advance, with the usual provision for, in effect, blending the debts, the mortgagee may be able to obtain payment of both the sums lent within a year from the date of the first loan. *London Review*.

—In the Queen's Bench Division of the High Court of Justice an action has just been brought against a Southwark firm, who had induced the plaintiff to take shares in a mining company under what he alleged to be false misrepresentations. After the purchase the Company paid one half-year's dividend at the rate of twenty per cent., but is now being wound up. For the defendants it was contended that they gave *bona fide* the best information they could, but the jury ordered them to refund the £1,000 which the plaintiff had paid, with interest at five per cent., less the amount of one dividend.—*Monetary Gazette*.

—The directors of the Montreal and Carillon Navigation Company are applying for letters patent for carrying on the forwarding business and carriage of passengers and freight on the Ottawa River, between Montreal and Carillon; the principal place of the company's business will be Montreal; the capital is \$30,000, in twenty-five dollar shares.