

CONVEYANCERS.

IN the interests of the community we protest against granting permission to practise as a conveyancer to every one who can scrawl with a blunt pen. So long as ignorance is legally labelled knowledge, so long will the public be deluded and despoiled. A government has no more right to call a man, who knows nothing of conveyancing, a conveyancer, than a merchant has to put up packages of sand and call them sugar. In both cases the public is deceived and wronged.

From a professional point of view solicitors in the country suffer by the competition of men who, having nothing to sell but their penmanship, charge many times its value in filling up blanks at a dollar or two apiece. But, on the other hand, they frequently secure a heavy bill of costs out of litigation induced by the penman's ignorance, which goes a long way to compensate them for loss of conveyancing.

A striking example is at hand. A. agrees to give B., as security for C.'s debt, a mortgage upon Blackacre, and to assign two other mortgages, upon other properties of which he is mortgagee. A penman is employed to "do the writings," and, having perhaps heard that by the Statute of Uses two or three conveyances can be worked into one deed, he pulls out a form of assignment of mortgage, and having, with the help of the printed words and the length of the spacings, made fair guesses at what he should do, takes advantage of a remaining clean spot to insert the following: "and that, for the better security of the said mortgagee, the mortgagor also mortgages to the mortgagee two mortgages, as follows, viz.: one mortgage made by W. to B., the mortgagor of this mortgage, which said mortgage bears date, &c., and was registered, &c., which said mortgage is for the sum of, &c. And another mortgage, made