

1862. equitable ideas, as applied to the mode of doing business
 Henderson in this country, will produce both an equitable and just
 v. Graves decision and disposition of property. We all very well
 know that in former years probably three-fourths of the
 conveyancing in the province was done by school-masters,
 surveyors, and other non-professional agents, and a very
 large proportion of it is still done in that manner.
 Further than that, we know it to be the fact, that in
 numberless instances the parties themselves have pre-
 pared their own conveyances, frequently the vendor
 prepares the deed, and the purchaser will perhaps search
 the registry, or he takes a certificate of the registrar,
 obtained at the instance of the vendor. Beside these
 considerations, the general introduction in this country
 of the registration of titles has so far simplified the in-
 vestigation of titles that many persons search the registry
 for themselves, without the aid of any professional
 gentleman, and inasmuch as we know it judicially to be
 Judgment: the fact, that both professional and non-professional per-
 sons rely much, and in very many instances entirely,
 upon what the registry discloses, there is no such neces-
 sity for each party in dealing with the other to employ
 different solicitors, as there is in England.

I should say, from the more recent cases in England,
 a disposition is manifested rather to curtail than extend
 the doctrine of constructive notice. Vice-Chancellor
Kindersley, in *Espin v. Pemberton*, (a) says: "Now
 from the case of *Hewitt v. Loosemore*, which has been
 referred to, it appears that the Lords Justices had come
 to a similar decision in a former case, and I confess I am
 bound to state that if it were not for that opinion I
 doubt whether I should arrive at the same conclusion.
 If I consider many cases which might occur, I cannot
 see the reason for concluding that because the mortgagor
 is a solicitor, he is necessarily the solicitor of the mort-
 gagee. The mortgagee may himself be a solicitor or a
 barrister, and not choose to employ any other solicitor ;

(a) 4 Drew. 383.