

If the lender had merely the mortgage deeds in his possession, he would find them only an encumbrance; he could make no use of them, no one would advance money upon them, and even if he had been so fortunate as to have had his interest punctually paid, if the time came when he wanted his principal, his only course would be to give a six months' notice—if the mortgage were not for a specified time—to the borrower to pay him; and the great probability is, that having undergone the disagreeable business of pressing his debtor for months after the expiration of the notice, he at length only gets paid by a sale of the estate. How much more satisfactory to be freed from so disagreeable a necessity; to be sure of his interest to the day, and of his principal the moment he wants it.

The Company is bound by its act only to advance its monies upon first mortgages, and this circumstance, combined with the important fact that, by its returns to the Government it cannot issue more debentures than there are securities to represent them of at least double their value, must be an assurance to the capitalist, that these Landed Credit Debentures are issued upon a permanent and safe basis.

It may be asked what the position of the Company is with respect to the Government of Canada. The Government does not charge itself, either with the direction, or with the administration of the Company. But it does this,—it takes it to a certain extent under its protection. It submits it to a control—to a surveillance, which is indispensable to guarantee the public, that it will not disregard the rules and conditions which are prescribed to it. It requires statements on oath to be sent periodically to its Minister of Finance, showing the exact position of the Company, and which are published in such manner as the Minister thinks most conducive to the public good; and he is invested with stringent powers of examination of the books and enquiry into the affairs of the Company, whenever he sees fit. By this government control the public is put in possession of the exact measure of confidence which it ought to have in the institution.

We proceed to shew the advantages the Canadian Company offers, and first to the borrower—

1st. He is enabled with great ease to borrow of the Company the sum he requires, without having recourse to the heavy expense of employing a number of Agents. He has merely to satisfy the Company that he is entitled to the estate which he proposes to give as a security, an estimate is made of its value by the Company, and the estate is duly registered as a security to the Company for the amount advanced.

2nd. By borrowing of this Company there is no possibility of the borrower ever been called upon suddenly or unexpectedly to pay off the debt. When the money is borrowed he enters into a contract to pay a certain fixed sum yearly, in addition to the interest into a sinking fund, and the Company agrees with him that when the amount of these small sums, which bear compound interest, equal the amount lent, his debt will be cancelled and his estate will have become entirely free. Experience has shown, under ordinary circumstances, that mortgage debts are rarely repaid in one sum all at once. The repayment is seldom if ever made until after a lapse of years, and then generally by a sale of the estate. The Company offers the borrower the great advantage of paying off his mortgage debt, little by little, so that at the end of a