

productive at common interest, with considerable inconvenience and expense. The consequence is that the borrower does not pay a higher,—if so high,—a rate of interest in these Societies as he does by raising money on private mortgage; but even if it were allowed that the borrower pays a higher rate of interest, still the advantages greatly preponderate in favor of the former.

No one ought to *borrow* money without considering in what way he shall *redeem* it or pay it back again. If a person be careless and thoughtless with reference to this important rule, the evil day will be sure to arrive, sooner or later, when either he or his family will suffer the consequence of his improvidence, in the sacrifice of his property by a forced sale or otherwise. He may go on pleasantly enough for a few years, keeping the interest pretty regularly paid; but the time comes when the principal money is required by the lender, which often happens when it is difficult to obtain money; and if otherwise, there is at least the expense to a transfer to another person. It occurs, however, too frequently, that the property is sacrificed, or a great loss sustained. In the majority of cases of mortgages, of house property, under twelve hundred pounds, the Mortgagors are persons actively engaged in business, and have but little time to devote to the consideration of their private affairs; and, if they have time, it is only occasionally that men in such circumstances, look forward to the future, and, after they have borrowed money, set to work to consider when and how they shall redeem it. It does not occur to them that a mortgage of property is in fact, an absolute transfer of it to another person, until the money is repaid; that they subject themselves to his caprice, and to any casualty which may unexpectedly occur to him; and, in all probability, they will be called upon when they least expect it, to re-pay the principal money. It may be said that this is in the nature of things, and cannot be avoided; but it is manifest that Building Societies are the exact remedy for this evil: by joining them a person is constrained, as it were, to be provident, and he redeems his property from necessity. A borrower has the additional advantage of being quite as *independent* and free from the caprice of others as he was beforehand. All he has to do is, to provide with care for the periodical subscriptions payable to the Society, and all further anxiety is avoided. These Societies are now so constituted that a borrower may redeem, sell, or let his property at any time, with as much, or even greater, facility, than he could if it were privately mortgaged. On the whole it must be conceded that these institutions deserve the support and encouragement which they have hitherto received; and that they are calculated to prove extremely beneficial by encouraging those who are inclined to save, as well as those who wish to borrow money, to persevere in economical and provident habits, and by enabling each to realize those objects in an easy and convenient manner, the attainment of which would otherwise prove very difficult, if not altogether impossible.—[*Abridged from Stone on Building Societies.*]