

\$1000 or \$2000 of hard cash at a less price than a regular life insurance company. For every thousand dollars paid out a regular society only collects about \$350 to \$500 from its members, on the average, getting the balance from interest on the reserve fund; but the assessment society must collect more than \$1000 for every \$1000 it pays to its members, if all get their dues.

Hon. Elizur Wright states that a man joining an assessment association at the age of thirty and living to 100 years, would pay \$9,224.73 in assessments for his \$1000, provided the full membership were kept up during the 70 years. Over against this let us put two actual cases of well known citizens of New York city. Hon. Wm. E. Dodge insured his life for \$5000 in June 1843, forty years ago, in a regular company, paid \$6,100 in premiums—\$152.50 per annum—and his family received \$14,305 in settlement of the policy. In other words all the money paid in was returned and \$8,205 in addition. George D. Phelps also insured for \$5000 in 1843, paid \$155.50 per annum and died after the 30th premium was paid, the policy bringing a return of \$11,002 for the \$4,665 expended upon it. There is something sensible and attractive in this sort of insurance, but not in that which requires more dollars to be paid in than can be drawn out at death, if a man honors assessments for twenty or thirty years.

THE ENGLISH LOAN COMPANY.

A more concise statement of affairs of this company than was possible to be obtained last week from the printed accounts which we had seen of the meeting, is obtainable for this issue. It now appears that the liabilities amount to \$68,128 more than the assets, as the following synopsis shows:

LIABILITIES.	
Assumed (or first) mortgages.....	\$31,261 00
Savings Co. and accrued interests.&c.	15,025 00
Paid up capital.....	294,094 00
Solicitors' accounts not rendered.....	
<b>Total.....</b>	<b>\$340,380 00</b>
ASSETS.	
Mortgages at rate they bear.....	\$266,220
Deduct ascertain'd and estimated Loss on mortgages.....	17,400
	<b>\$248,770</b>
Building and offices.....	22,000
Rents due and cash on hand..	1,482
	<b>\$272,252 00</b>
Liabilities in excess of assets.....	\$68,128 00

There are still in the hands of the company we are told, 51 abandoned, and 16 occupied properties that are not worth the face value of the mortgages by \$17,450. The mortgages on those amount to \$66,000. Upon enquiry where these are placed, we find they are comparatively small loans on large acreages, principally in the Parry Sound district and the Townships on Colpoy's Bay.

Eight mortgages appear to have been abandoned in December, 1881. The loss on these was no less than \$5,200; and the careful reader of such a list of blunders and disasters as appears in the record of this company's career, will see how easily money may be lost by slipshod methods of lending,

and how necessary prudence, system and frequent inspection of loans are to a loan company's success. It is evident that the loss on mortgages has been occasioned by accepting agents' valuations. A competent valuator or inspector would have checkmated any such loss as that made. Very little business in loans has been done, it appears, since the close of 1881, excepting mortgages taken in part payment for some of the 35 abandoned farms re-sold. These, we learn, have all been disposed of since May of last year. On 14 of them \$293 more than the face of the mortgage, and \$2,600 more than their re-valuation by the manager and Inspector, was obtained, which is a welcome circumstance for the stockholders. On the remaining 21 properties, however, the loss realized exceeds \$7,000. A specimen transaction, related to us, will show how the loss on the eight abandoned mortgages came about.

"A gave a mortgage to Coy. B for \$1500. One or two years after, A wants an additional \$500, and applies to the English Loan Company, who advance the \$500, and take a \$2,000 mortgage (agents' valuation \$4,000 cash) and promises A to pay Coy. B as the \$1,500 becomes due. The property is subsequently inspected and found worth barely \$1,500, and the Mortgagee, A, gone to Manitoba or Dakota. The mortgage is then dropped or abandoned, losing the \$500 advanced, interests, and any payments made Coy. B on account."

The foregoing is a tolerable sample of "how not to do it," how not to make money, that is, as practiced under a former management, and will serve to show, besides, that companies may be misled by sanguine, inefficient or designing agents, upon whom no check is maintained.

Now, as to the character of the stock list. We have ascertained that there are 334 shareholders in the company, (of whom 67 are clergymen and 86 ladies) with \$109,000 paid up. On 13,877 shares over \$5.00 per share is paid up, and there are 1,032 whose owners are regarded able to pay the 10 per cent., first and only call made, and who have not yet paid \$5.00 per share. This would make 14,909 shares, which at \$5.00 per share, as per resolution submitted at the General Meeting, would more than wipe out the estimated loss of \$68,128.

In two months more, if repayments expected on mortgages and 10 per cent. call are made, the company will owe no outside creditor of any kind, except first mortgages, which come due in an average of ten years, a few over that time. Might it not be well for the directors, instead of bickering as they seem disposed to do, to take heart from the improved exhibit which the capacity of the present manager has enabled the company to make and to agree upon a policy which may successfully continue a business the nucleus of which is already secured.

—The Insurance Department in New York is in many ways very exacting in its conditions, especially with foreign insurance companies. Last year a number of innovations were considered necessary and were adopted. One of these was that the companies should report the condition of their affairs to the Department every six months. To do this involves a great deal of unnecessary labor on the part of the officials in such companies as the Western and British

America of this city. Another more annoying order was that which excluded from the assets of the Company all sums of money held on special deposits in other States. This, however, has been revoked by Sup. McCall. In a circular recently issued he states that "Hereafter all the assets except those held abroad by foreign companies may be reported; provided, however, that the liabilities for unearned premiums and unpaid claims in such special "deposit States" are specifically set forth in order that the superintendent shall be informed as to the amount of such preference claims."

AMERICAN CLEARING HOUSE FIGURES.

The financial papers in the United States are comparing the business of six months of this year with that period of last, and do not find it encouraging. The aggregate done in New York as shown by the clearings, has been smaller than that of first half 1882 or 1881. But at outside cities the clearings have increased, as shown below:

Half Year.	New York Exchanges.	Outside New York.
1883.....	\$18,704,111,583	\$6,963,976,826
1882.....	22,893,348,922	6,714,453,483
1881.....	26,077,086,047	7,019,082,602
1880.....	19,280,393,161	5,931,093,089

The relative falling off at New York may be traceable to a change in the manner of effecting settlements, other cities drawing on Boston, Chicago, St Louis or New Orleans instead of on New York. For June 1883, New York, Boston, and New Orleans show lessened exchanges compared with June 1882; all the other leading cities show slight increases, but Pittsburg and Chicago, where speculation has been active, show increases of 53 and 22 per cent. respectively.

"What business has been we all know. Thus far 1883 has not been very generous," says the *Public*. "Dulness, disappointment, slender sales and more slender profits, weary waiting and steady decline in prices, speculative combinations ending in a great crash, and a marked increase in the number of failures, have been the noteworthy characteristics of the year thus far."

What are we to expect for the rest of the year? Are there indications upon which any useful forecast can be based? We think there are. The latter half of 1883, it seems reasonable to hope, will be a period of general activity and prosperity. We trust it may not prove flashy, extravagant, sensational and ephemeral, like the "boom" of 1879-1880. The improvement ought to be, and the signs that it will be, more solid, gradual and enduring.

This hope rests, first, on the fact that the speculative combinations to control the markets have not only broken down, but have collapsed with such a crash and such loss that an immediate revival of them is not probable."

Referring to the failure of MacGeoch, it is inferred that people have been reminded very forcibly that there is such a thing as a natural and legitimate range of prices, and that any clique of speculators, however powerful, that tries to push prices beyond that range, is exceedingly apt to get smashed.

—The past week's shipments of live stock from the Atlantic seaboard, were 5,218 cattle and 5,497 sheep, against 6,062 cattle and 3,875 sheep for the week previous. Shipments of dressed meats during the past week were 6,273 quarters beef and 418 carcasses mutton, against 8,476 quarters beef and 645 carcasses mutton for the week previous. Of the cattle, 2,137 and of the sheep 4,210 were shipped from Montreal.