

"Experience," says the writer, already referred to, "has shown under ordinary circumstances, that agriculture cannot repay in one sum, all at once, the capital advanced by way of loan to the soil. Any new plan giving additional facility in advancing money for that purpose, will, unless a plan of *gradual* repayment be enforced, in the course of time, increase the difficulties of the borrower. The temptation to borrow becomes greater, the time for repayment more distant, more and more impossible. The proprietors, overwhelmed with debt, at least recognized that a system must be had which is not only powerless in preventing them from being dispossessed, but which, by delaying it without cause, makes that ruin more and more certain, and retains them always on the brink of the precipice."

We have, at the outset, referred to some of the advantages of the system, we may further remark on one or two others.

The repayments by little and little to a sinking fund hold out a great advantage to a borrower who at any time may wish to sell. We suppose him to have an estate of 300 acres, 200 of which are cleared, he has had difficulty in getting on for want of a little capital; his land is not half so productive as it would be with but a slight addition of labour bestowed upon it; his stock are few and poor; his farming implements inconvenient; his cottage mean and devoid of comfort. Now, with the 4,000 dols.* borrowed of this Company and laid out with judgment, he sees his crops greatly increased; his cattle numerous and in fine condition; his implements of husbandry of the best construction and which he uses without stint, and his dwelling enlarged and now affording every necessary comfort; and, moreover, he has added to his really productive farm 50 acres of the 100 acres left in wood. He had borrowed the 4,000 dols. repayable in 23 years by 80 dols. 80 cents. yearly, a payment easily made and almost insignificant in comparison with his present advantages, and he has enjoyed his bettered condition, we will suppose, for five years, and now for some cause or other wishes to sell. Had the money borrowed been an ordinary mortgage liable to be called in on six months notice, he would have found this next to impossible, except at a ruinous sacrifice: a purchaser would shrink from any negotiation unless the first condition was that the mortgage must be discharged, which the mortgagee might not just agree to at that time. Humiliated he seeks a purchaser from door to door in his own little world, and employs at great expense first one agent and then another who do the like, but the mortgage bugbear is seen in every face, and so in time he wearies of the search. The load is borne for many a year, and at length being unable to repay so large a sum all at once, he is relieved from it by being relieved of his estate, which is sold by order of the mortgagee to pay himself his principal, interest and costs.

Now, with the inconsiderable repayments allowed by the Company, this mortgage is no objection whatever; but rather, to the small capitalists at least, the very person the borrower is most likely to meet with, an emigrant perhaps from this country, a positive advantage. For he having at his disposal perhaps only the agreed value of the estate and stock, pays down all *but the remainder of the mortgage money*, which he

* The Canadian Government has recently adopted a decimal currency. The dollars are brought into sterling by dividing by 5.