

they are equally inclined to doubt the policy of giving encouragement to an institution, in which men of embarrassed fortunes would be the sole adventurers.

The advantage of long credits to the extent of a moiety of the real estate subscribed as stock, would not afford a sufficient inducement to a man of enterprise, to engage in a joint speculation of this character. Men of industry and punctual habits at this time find little difficulty in obtaining money on accommodating terms. The low prices of bank stocks, which usually yield six per cent profit, compared with the prices of public securities, warrant the inference that the indisposition of many capitalists to make investments on landed security, is attributable to the imperfect state of our Laws for collection of debts. If those laws could be modified so as to give to the creditor by mortgage, the power of foreclosing at his pleasure; and a summary process for payment of his interest, and if the security could be made assignable as commercial paper, the experience of other states induces the strong conviction that landed securities would become desirable, and that the agriculturist would have no difficulty in procuring as much money as he could reasonably desire.

It may be objected that such provisions, if adopted, would place the land-holder in the power of his creditor. But any organization of a Real Estate Bank, would be radically defective, which did not provide a summary process for compelling the debtor to a punctual payment of his interest, and a part of the principal of the debt, annually. The individual creditor would be satisfied with any provision which would be deemed adequate for the protection of a bank. In either case, the debtor must expect that he will be required to fulfil his engagements. The advantage, however, to the debtor who contracts a debt on a private pledge, will be, that he becomes answerable for his own engagements only; whereas the stockholder receiving no greater accommodation from the bank, must continue liable for all the losses which are inseparable from banking.

Your committee believe that one million of dollars would be inadequate as a cash capital for a real estate bank. The bill reported to the House of Delegates at its December session 1835, proposed to create a bank with a real estate capital of \$16,000,000, on the security of which a cash capital of \$10,000,000,