

100 was to be raised—a capital of less extent could not afford sufficient relief to the agricultural interest. If it is deemed expedient to foster a real estate bank by the advance of any portion of our present treasure, we should also provide for an increase of capital, to be raised on the credit of the state. Your committee are of opinion that the present public engagements are sufficiently onerous. The debt now created amounts to \$5,000,000; and provision is made by an act passed at the last session of the General Assembly for increasing the public debt to the amount of \$13,000,000. Whether it may become necessary to increase this debt still further, to insure the completion of the works provided for by that act, is a question which your committee are unable to solve. Until those works shall have been completed, and we shall have been assured that the profits from them will be adequate to meet the immense charges which we have incurred in their construction, it is deemed unwise to embark in any other project which would still further embarrass our treasury.

Your committee are by no means satisfied that the creation of a Real Estate Bank would improve the condition of the landed interest. If a bank should be organized with an adequate capital, its immediate effect may be to reduce the quantity of land in the market, and the prices may thus experience some improvement. But as the greater part of the early loans would be applied to the payment of existing debts, this first effect would be temporary. It is probable that the larger number of stockholders would be men in embarrassed circumstances, who would avail themselves of the privilege of borrowing large sums on long credits, and thereby become tenants of the bank at ruinous rack rents. From such men, it would be unreasonable to expect improvements in the system of husbandry. It is rather to be expected that in the desire to make immediate profit to meet their onerous engagements, their estates will be wasted or suffered to fall into decay. The bank will find its powers inadequate to remedy the mischief, or if the remedy is provided it will be unavailable except at a great expense.

Your committee believe that the creation of a real estate bank, will have a tendency to impede the alienation of land. At the present moment, if A. the proprietor of White Acre, wishes to dispose of his estate, he may find a purchaser in B. who will pay him the ready money, and