

holder, but not secured by the pledge of his realty, is taxed for the value of such debts, but the owner of those debts *which are thus secured*, is free from taxation as to such debts. The holder of the property owes both debts; and if the taxing of the debt is a double taxation in the one case, why not in the other? The debt is the property of the creditor, in either case, and the interest accruing from it, is his income in the one case as well as the other. It is not the property of the debtor in either case, and he can only be interested in the taxation of that debt, by an engagement to pay such taxes as may be levied upon it, or by the exaction of a greater amount of interest by the creditor, to meet such taxation. This he may do, if he chooses, in either case, but cannot be forced to do, at all. If the capitalist really desired the immunity from taxation for the benefit of the debtor, would he not, when the immunity is granted, at once consent to reduce the amount of interest to the extent of the taxes? But, who has ever heard of an instance, where a creditor, upon the passage of the Act of 1870, has called his debtors together, and bid them write down a lesser amount of interest? Every person according to the Bill of Rights, is to be taxed, in proportion to his ability to pay taxes from the possession of property. The owner of the mortgage debt has ability to pay taxes by reason of the income of the debt, and the owner of the property has ability to pay taxes not only by reason of the possession of the property, but also by reason of his possession of the money, borrowed on the pledge of the property. He cannot, however, be compelled to pay any portion of the taxes imposed on the debt, unless he agrees to do it, and he can agree to pay an equal amount in addition to the lawful interest, whether the debt is secured by mortgage or not, and the probability is, that he will be governed by the prospect of gain from the use of the money, or by his necessities, in the one case as well as the other. But it is urged, that unless this extraordinary inducement is granted by the State, to capitalists to lend upon mortgage, they will decline to do so, but will lend upon some other security; and that the farmer or householder will in consequence, be cut off from any prospect of borrowing on