

Whatever the idealistic aims of the founders of Maryland, the problem of making the enterprise pay was a most considerable factor that could not be ignored. Lacking the gold of Mexico or the spices of the Indies, the Lords Baltimore had to make use of the land itself as a source of wealth. The proprietary system, under which Maryland was governed, gave ownership of the soil and complete jurisdiction over it to the Lord Proprietor himself, just as in a medieval fief. Land "bought" was never owned; it was held in fief, or more accurately, in common socage, from the Lord Proprietor. The more of his land that the Lord Proprietor could grant or lease to new settlers the more income he would naturally have from it. Hence the constant campaign to induce people to "come out" to Maryland and take up land.

The basis upon which land was granted was laid down in certain proposals published by the Lord Proprietor, called Conditions of Plantation. Under the first Conditions of Plantation, for example, 2000 acres of land were to be granted to every adventurer taking five men into the new province in the year 1633. All along, too, the Lord Proprietor made special grants, with or without conditions, according to his fancy, to friends and favorites. As things got started, grants were reduced—on the basis of new and successive Conditions of Plantation—and in 1683 title to land was divorced from the condition of importation of new settlers and put on a cash basis—known as purchase or caution money. The amount of the caution money was at first set at 200 pounds of tobacco for every hundred acres. The price was steadily raised, however, until at the time of the overthrow of the proprietary government in 1776 it was five pounds sterling per hundred acres.<sup>1</sup>

Besides caution money payments the Lord Proprietor had three other chief types of land revenue: alienation fines, manor rents and quit rents. An alienation fine was the fee required to be paid to the Lord Proprietor whenever land granted to a tenant was transferred or conveyed to another person, the amount of the fine usually being equivalent to a year's rent. Quit rents and manor rents differ only in that the former represent the yearly rent paid on freeholds or private land whereas the latter refer to the yearly rent paid on tene-

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<sup>1</sup> Clarence P. Gould, *The Land System in Maryland, 1720-1765*, Baltimore, 1913, p. 15.