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EXTRA CENSUS BULLETIN.

No. 29.

WASHINGTON, D. C.

December 10, 1892.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

MORTGAGES IN MASSACHUSETTS.

DEPARTMENT OF THE INTERIOR,
CENSUS OFFICE,

WASHINGTON, D. C., December 2, 1892.

SIR :

No bulletin of mortgage statistics has been issued by the Census Office for any northern state east of Illinois previous to this one for Massachusetts, and it affords interesting comparisons with those for western and southern states. During the 10 years, 1880-1889, 250,222 real estate mortgages were made in this state, representing an incurred indebtedness of \$508,455,550. The debt remaining in force January 1, 1890, is \$323,277,668, secured by 178,202 mortgages, and of this debt \$42,441,247 incumbers 920,313 acres and \$280,836,421 incumbers 132,683 lots.

The mortgage movement of the 10 years, which has been an increasing one without interruption, began with an incurred debt of \$28,176,133 in 1880 and ended with \$75,526,544 in 1889, an increase of 168.05 per cent, while the population increased 25.57 per cent during the same time. During the decade a real estate mortgage debt of \$193,635,825 was incurred in Suffolk county, containing Boston, and the existing debt in that county is \$123,734,937. In 8 of the 14 counties the existing debt is more than \$10,000,000 each.

In the ratio between the debt and the estimated true value of all taxed real estate Massachusetts compares with 7 other states as follows :

	PER CENT.
Alabama.....	10.96
Illinois.....	14.06
Iowa.....	17.61
Kansas.....	28.13
Massachusetts.....	19.42
Missouri.....	16.15
Nebraska.....	24.58
Tennessee.....	8.67

In per capita indebtedness Massachusetts is exceeded among these states only by Kansas, but the statistics of farm and home proprietorship for these 2 states indicate a larger proportion of land owners in Kansas than in Massachusetts, and a larger real estate mortgage debt per capita of land owners in Massachusetts than in Kansas is probable. The debt per capita of population is as follows :

Alabama.....	\$26
Illinois.....	100
Iowa.....	104
Kansas.....	170
Massachusetts.....	144
Missouri.....	80
Nebraska.....	126
Tennessee.....	23

FARMS, HOMES, AND MORTGAGES.

The mortgages in Massachusetts, on the average, are larger than in the other states, except on acres in Illinois. The following numbers show the average amount of debt per existing mortgage on acres and on lots:

STATES.	On acres.	On lots.
Alabama	\$1,064	\$1,238
Illinois	1,281	1,302
Iowa	872	620
Kansas	850	716
Massachusetts.....	1,271	1,989
Missouri.....	986	1,270
Nebraska.....	844	880
Tennessee.....	955	1,077

Mortgages endure for a longer period of time in Massachusetts, on the average, than in the other states, as these figures show:

	YEARS.
Alabama.....	2.734
Illinois.....	4.015
Iowa.....	4.924
Kansas.....	3.384
Massachusetts.....	6.240
Missouri.....	3.055
Nebraska.....	3.241
Tennessee.....	2.813

In regard to the objects of mortgage debt, the results in Massachusetts are similar to those obtained in other states. In Franklin and Hampden counties, in which special inquiry on this subject was made, it was discovered that 81.74 and 88.20 per cent, respectively, of the original amount of the existing debt was incurred because of real estate purchase and improvements, when these objects were not associated with others.

Very respectfully,

ROBERT P. PORTER,
Superintendent of Census.

The SECRETARY OF THE INTERIOR.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

MORTGAGES IN MASSACHUSETTS.

BY GEORGE K. HOLMES AND JOHN S. LOED.

THE REAL ESTATE MORTGAGES OF 10 YEARS.

Massachusetts is the first northern state east of Illinois whose real estate mortgage statistics have been tabulated and selections from the results are herein contained. Comparisons with other states will be especially interesting when it is borne in mind that this state has a denser population than any other state in the union, except Rhode Island; that it is one of the wealthier and older states and prominent for trade and manufactures.

Table 1 shows that during the decade ending December 31, 1889, the real estate mortgages made in this state, and mentioning the amount of debt secured, numbered 250,222 and represented an incurred debt of \$508,455,550. The amount of this debt incurred in 1880 was \$28,176,133 and there was an increase from year to year until a debt of \$75,526,544 was incurred in 1889. In this progressive mortgage movement Massachusetts is classed with Illinois and Iowa. The 658 mortgages made in this state in the course of 10 years, not stating the amount of debt secured by them, are not included in any totals but their own, except in the number of acres and lots shown in Table 1, and except when otherwise mentioned.

The increase from year to year in the number of mortgages made corresponds closely to the increase in the amount of debt. In 1880 15,915 mortgages stating amount of debt were made, and 34,338 in 1889. The number of mortgages made in 1889 gained 115.76 per cent upon those made in 1880, the amount of debt incurred 168.05 per cent. During the 10 years preceding June 1, 1890, the population of the state increased 25.57 per cent.

In Suffolk county, containing Boston, a mortgage debt of \$193,635,825 was incurred during the decade and in each of 10 of the 14 counties a mortgage debt of more than \$10,000,000 was incurred—in Middlesex county, \$89,601,687; in Worcester county, \$50,212,368; in Essex county, \$44,003,927; in Hampden county, \$31,927,894; in Bristol county, \$26,674,053; in Norfolk county, \$23,455,152.

MORTGAGES ON ACRES.—A debt of \$63,917,645 was placed on acre tracts during the 10 years, or 12.57 per cent of the total for acre tracts and lots, and this amount was represented by 45,236 mortgages, or 18.08 per cent of the total number. In the annual movement of mortgages on acres there were fluctuations, but on the whole, the incurred acre debt increased from \$3,961,613 in 1880 to \$9,361,038 in 1889. The acre mortgages numbered 3,583 in 1880 and rose to 5,459 in 1889. The increase in the amount of debt on acres incurred in 1889 was 136.29 per cent over the amount of 1880; in number of mortgages on acres, 52.36 per cent. In such a state as Massachusetts it must not be inferred that all acre tracts of land have agricultural uses nor especially that they have agricultural values. Considerable wood and pasture land is included in this description and in the neighborhood of the cities and larger towns the acre values may be somewhat speculative. It has frequently happened that land measured in acres has been mortgaged and soon afterwards cut up into building lots, and the same is more or less true of all of the states.

MORTGAGES ON LOTS.—Of the total amount of real estate mortgage debt incurred during the 10 years \$444,537,905, or 87.43 per cent, incumbered lots. The amount incurred in 1880 was \$24,214,520, in 1889 it was \$66,165,506, and there was an uninterrupted increase from year to year during the decade. In 1880 12,332 lot mortgages were made, in 1889 the number was 28,879. The gain in number of mortgages in 1889 over those of 1880 was 134.18 per cent, in amount of incurred debt 173.25 per cent.

NUMBER OF ACRES AND LOTS COVERED.—During the 10 years 1,276,052 acres were incumbered by 45,435 mortgages stating and not stating amount of debt. In 1880 the number of acres incumbered was 105,339; in 1889 the number was 145,176. Increase of 1889 over 1880 37.82 per cent. Lots to the number of 190,248 were incumbered during the decade by 205,445 mortgages stating and not stating amount of debt; 13,096 in 1880; 26,156 in 1889. Increase of 1889 over 1880 99.73 per cent.

AVERAGES.—The average amount of each mortgage on acres made in the state during the decade was \$1,413; on lots, \$2,169. Each mortgage on acres covered 28 acres on the average; each mortgage on lots covered 0.93 of one lot. Second mortgages reduce the last average below 1. A debt of \$50.31 was placed on each mortgaged acre on the average; of \$2,342 on each mortgaged lot. Mortgages not stating amount of debt are included in these averages per acre and per lot.

EXISTING INDEBTEDNESS.

Table 2 shows that the existing real estate mortgage debt of Massachusetts is \$323,277,668, of which \$42,441,247, or 13.13 per cent, is on acres, and \$280,836,421, or 86.87 per cent, is on lots. Of the 178,202 mortgages in force, 33,385, or 18.73 per cent, are on acres, and 144,817, or 81.27 per cent, are on lots. Mortgages in force cover 920,313 acres and 132,683 lots. Mortgages have an average life of 6.240 years; on acres, 6.883 years; on lots, 6.145 years. Partial payments are 13.04 per cent of the face of the existing mortgages on acres; 11.26 per cent on lots; total, 11.50 per cent.

An existing mortgage debt of more than \$10,000,000 incumbers the real estate of each of 8 of the 14 counties; Suffolk county leads with a mortgage debt of \$123,734,937; Middlesex county has a mortgage debt of \$57,687,225; Worcester county, \$31,711,989; Essex county, \$26,795,573; Hampden county, \$19,547,915; Bristol county, \$17,086,162; Norfolk county, \$16,360,802; Berkshire county, \$10,244,960.

Some derived results that have been obtained follow:

Percentage of estimated true value of all taxed real estate represented by the debt in force.....	19.42
Percentage of the total number of taxed acres represented by the number of mortgaged acres.....	20.49
Average amount of debt in force per assessed acre.....	\$9.45
Average amount of debt in force per mortgaged acre.....	\$46.12
Average rate of interest on the existing debt.....	5.41
Average rate of interest on the existing debt on acres.....	5.64
Average rate of interest on the existing debt on lots.....	5.38
Average number of acres covered by each mortgage in force against acres.....	28
Average amount of debt to each mortgage in force.....	\$1,814
Average amount of debt to each mortgage in force against acres.....	\$1,271
Average amount of debt to each mortgage in force against lots.....	\$1,939
Per capita existing debt.....	\$144

RATES OF INTEREST AND CLASSIFICATION OF AMOUNTS OF LOANS.

It is shown in Table 3 that 6 per cent was the principal rate of interest in this state during the 10-year period, the amount of debt incurred at the rate being 45.68 per cent of the total. The amount of debt incurred at 5 per cent interest was 32.17 per cent of the total; under 5 per cent, 11.70 per cent of the total; under 6 per cent, 48.66 per cent of the total; 5 to 6 per cent, inclusive, 82.64 per cent of the total; over 6 per cent, 5.66 per cent of the total; over 8 per cent, 0.39 of 1 per cent of the total; over 10 per cent, 0.15 of 1 per cent of the total. During the entire 10 year period Massachusetts was practically without a usury law. The legislature has limited the rate of interest as follows in the years named: 1641, 8 per cent; 1693, 6 per cent; 1867, no limit; 1870, bonds issued by corporations, 7 per cent; 1888, 18 per cent on loans of less than \$1,000. The debt of over half a billion dollars incurred in this state during the 10 year period bore 90 different rates of interest, and, besides this, \$954,093 was not subject to any interest. The highest rate discovered was 144 per cent.

The number of mortgages are classified according to their amounts in Table 4. During the 10 years 26.52 per cent of the number of mortgages were made for amounts less than \$500, 22.18 per cent for amounts of \$500 and under \$1,000, 43.65 per cent for amounts of \$1,000 and under \$5,000, and 7.65 per cent for amounts of \$5,000 and over.

SPECIAL INVESTIGATIONS.

In Franklin and Hampden counties special investigations were conducted, the character of which has been explained at length in Extra Census Bulletin No. 3.

OBJECTS OF INDEBTEDNESS.—The reasons why real estate mortgage indebtedness was incurred were ascertained in these counties, and they may be found in detail in Table 5. In summarizing these details it is found that 55.68 per cent of the original amount of the existing debt, that is, without deducting partial payments, was incurred in Franklin county to secure part of the purchase price of real estate, uncombined with other objects, and 55.97 per cent in Hampden county.

To secure purchase money and to make real estate improvements, when not associated with other objects, were the reasons why 81.74 per cent of the original amount of the existing debt was incurred in Franklin county, and 88.20 per cent in Hampden county. The percentage for real estate purchase and improvements, business and the purchase of various articles of personal property, when not associated with other objects, is 92.48 in Franklin county and 96.09 in Hampden county. The percentage for farm and family expenses, standing alone, is 3.16 in Franklin county and 0.97 of 1 per cent in Hampden county.

FRANKLIN COUNTY.—This county has an existing debt of \$3,144,678, and 3,454 mortgages in force. The population being 38,610, the per capita indebtedness is \$81, and there are 11 persons, on the average, to a mortgage in force. Mortgages cover 115,172 acres, and these are 28.63 per cent of the taxed acres; 794 lots are mortgaged. The average incumbrance on each mortgaged acre is \$20.98; on each mortgaged lot, \$917. There are 44 acres, on

the average, incumbered by each mortgage on acres, and 0.96 of one lot by each mortgage on lots. Franklin county is mentioned to the Census Office as the least prosperous of the Massachusetts counties. In manufactures it is one of the less important counties of the state and its agriculture is supposed to have suffered for various reasons. The population increased 7.25 per cent during the decade, the increase for the state being 25.57 per cent.

HAMPDEN COUNTY.—The 9,166 mortgages in force represent an existing debt of \$19,547,915, or \$144, on the average, to each of the 135,713 persons in the county, and 1 mortgage to 15 persons. The 80,740 acres covered by mortgage are 23.13 per cent of the taxed acres; there are 6,920 mortgaged lots. Each mortgage on acres incumber 51 acres on the average, and each mortgage on lots incumber 0.91 of one lot. The average debt to each incumbered acre is \$20.67, to each incumbered lot, \$2,584. Hampden county, separated from Franklin by a few miles, is regarded as one of the more thriving and progressive counties of the state. It is the most important paper manufacturing region in the world and its other industries are varied and have been developed to a high degree of excellence. Its population increased 30.32 per cent during the decade.

TABLE 1.—STATE SUMMARY OF NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES PLACED ON RECORD AND NUMBER OF ACRES AND LOTS COVERED, BY YEARS.

[These mortgages do not represent the total debt in force, because many have been paid.]

YEARS.	MORTGAGES STATING AMOUNT OF DEBT.						NUMBER OF ACRES MORTGAGED.			Number of lots mortgaged.	NUMBER OF MORTGAGES NOT STATING AMOUNT OF DEBT.		
	Total.		On acres.		On lots.		Total.	Stated.	Esti- mated.		Total.	On acres.	On lots.
	Number.	Amount.	Number.	Amount.	Number.	Amount.							
The State.....	250,222	\$508,455,550	45,236	\$63,917,645	204,986	\$444,537,905	1,276,052	905,425	370,627	190,248	658	199	459
1880.....	15,915	28,176,133	3,583	3,961,613	12,332	24,214,520	105,339	82,844	22,495	13,096	47	16	31
1881.....	19,049	37,761,073	3,720	4,579,807	15,329	33,181,266	112,477	95,988	26,489	14,621	62	23	39
1882.....	20,874	43,148,483	4,068	5,888,101	16,806	37,260,382	120,231	91,088	29,143	15,480	63	24	39
1883.....	22,465	44,872,397	4,100	5,788,925	18,365	39,083,471	119,720	91,408	28,312	16,565	66	18	53
1884.....	24,633	46,501,232	4,466	5,265,704	20,167	41,235,528	132,608	95,895	36,713	17,974	45	15	30
1885.....	25,560	50,443,481	4,790	6,969,738	20,770	43,473,723	131,570	91,688	39,883	20,899	62	22	40
1886.....	27,342	56,553,163	4,890	6,350,770	22,452	50,202,393	134,637	95,501	39,136	20,409	52	15	37
1887.....	29,427	60,678,128	5,081	7,460,732	24,346	53,217,396	138,721	90,197	48,524	21,798	71	16	55
1888.....	30,619	64,504,916	5,079	8,201,196	25,540	56,313,720	135,573	87,434	48,139	23,320	96	29	67
1889.....	34,338	75,526,544	5,459	9,361,038	28,879	66,165,506	145,176	93,392	51,794	26,156	94	26	68

TABLE 1.—NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES PLACED ON RECORD AND NUMBER OF ACRES AND LOTS COVERED, BY COUNTIES AND YEARS.

COUNTIES AND YEARS.	MORTGAGES STATING AMOUNT OF DEBT.						NUMBER OF ACRES MORTGAGED.			Number of lots mortgaged.	NUMBER OF MORTGAGES NOT STATING AMOUNT OF DEBT.		
	Total.		On acres.		On lots.		Total.	Stated.	Esti- mated.		Total.	On acres.	On lots.
	Number.	Amount.	Number.	Amount.	Number.	Amount.							
Barnstable.....	2,344	\$1,555,418	1,174	\$856,713	1,170	\$698,705	11,417	9,942	1,475	1,392	23	11	12
1880.....	182	88,306	95	48,122	87	40,184	1,092	1,000	92	91	1	1	.....
1881.....	192	114,781	101	68,651	91	46,130	973	881	92	98	2	2	.....
1882.....	193	138,321	105	79,981	88	58,340	968	866	122	95	2	1	1
1883.....	220	144,615	118	77,259	102	67,316	1,781	1,569	112	104	2	.....	2
1884.....	231	168,374	136	104,030	95	64,344	1,276	1,144	132	108	.....	.....	.....
1885.....	268	198,561	147	128,201	121	70,360	1,657	1,323	264	145	5	2	3
1886.....	228	158,933	119	91,249	109	67,684	1,794	1,611	183	109	1	.....	1
1887.....	243	180,806	105	60,865	138	69,940	1,042	981	61	146	4	1	3
1888.....	275	213,061	118	106,809	158	106,253	1,538	1,274	264	267	2	1	1
1889.....	311	199,597	130	91,505	181	108,092	1,246	1,093	153	228	4	3	1
Berkshire.....	9,645	16,135,494	3,311	5,589,594	6,334	10,545,900	214,888	134,145	80,743	5,676	26	13	13
1880.....	627	998,817	312	360,003	315	628,814	20,693	13,688	7,005	281	.....	.....	.....
1881.....	770	1,162,832	346	428,823	424	734,009	21,923	13,638	8,285	392	3	1	2
1882.....	876	1,285,774	343	475,399	533	810,075	21,471	13,713	7,758	5	3	2	.....
1883.....	865	1,256,744	294	400,902	568	856,842	21,816	13,414	6,402	511	2	.....	2
1884.....	1,054	1,538,570	362	445,299	692	1,093,371	23,611	13,593	10,018	573	5	4	1
1885.....	997	1,438,656	353	416,354	644	1,022,302	22,177	13,214	8,963	551	3	.....	3
1886.....	965	1,421,978	265	369,111	700	1,052,867	17,192	10,840	6,252	567	1	1	.....
1887.....	1,151	2,009,489	324	660,512	827	1,348,977	21,965	13,280	8,265	736	3	.....	.....
1888.....	1,089	3,423,210	328	1,589,486	761	1,833,724	21,214	12,703	8,511	640	4	1	3
1889.....	1,254	1,599,294	384	454,405	870	1,144,889	22,826	13,562	9,264	830	.....	.....	.....

TABLE I.—NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES PLACED ON RECORD, ETC.—Continued.

COUNTIES AND YEARS.	MORTGAGES STATING AMOUNT OF DEBT.						NUMBER OF ACRES MORTGAGED.			NUMBER OF LOTS MORTGAGED.			NUMBER OF MORTGAGES NOT STATING AMOUNT OF DEBT.		
	Total.		On acres.		On lots.		Total.	Stated.	Estimated.	Total.	On acres.	On lots.	Total.	On acres.	On lots.
	Number.	Amount.	Number.	Amount.	Number.	Amount.									
Bristol	18,390	\$26,674,053	1,753	\$1,526,740	16,637	\$25,147,313	36,173	28,272	7,901	16,768	22	4	18		
1880	1,148	1,724,350	120	90,853	1,028	1,633,497	2,554	2,007	547	1,296	2	1	1		
1881	1,326	1,814,699	127	140,742	1,199	1,673,957	3,219	2,600	619	1,174	2	1	1		
1882	1,488	2,533,085	172	142,214	1,316	2,390,871	3,674	3,008	666	1,305	2	1	1		
1883	1,547	2,176,979	156	151,431	1,391	2,025,548	2,811	2,111	500	1,381	2	1	1		
1884	2,209	2,268,777	213	156,399	1,996	2,112,378	4,173	3,854	319	1,973	2	1	1		
1885	2,151	3,031,570	129	98,983	2,022	2,932,587	2,198	1,627	571	2,170	2		2		
1886	1,913	2,826,584	169	133,128	1,744	2,693,456	3,998	3,641	357	1,705	2		2		
1887	2,121	3,024,153	200	143,567	1,921	2,880,586	3,307	2,760	547	1,854	2		2		
1888	2,162	3,142,973	231	222,576	1,931	2,920,397	4,800	2,819	1,981	1,868	4		4		
1889	2,325	3,435,583	236	246,547	2,089	3,189,036	5,349	3,945	1,404	2,042	3		3		
Dukes	436	451,893	69	82,267	367	369,626	3,628	3,030	598	563	6	4	2		
1880	30	37,679	7	3,999	23	33,680	109	109	44	44					
1881	23	16,807	12	5,000	11	11,807	250	250	45	45	1		1		
1882	35	17,660	2	3,592	33	1,557	1,557	1,558	190	43	4	4			
1883	36	81,146	2	20,500	34	60,646	55	5	80	63					
1884	39	30,590	2	2,350	37	28,240	141	141	46	46					
1885	54	50,884	6	4,750	48	46,134	202	152	50	59					
1886	43	36,808	5	1,740	38	35,068	350	350	47	47					
1887	47	50,646	8	1,150	39	49,496	290	180	50	32					
1888	73	68,319	16	20,185	57	48,134	359	160	199	92					
1889	56	61,354	10	12,996	46	48,358	375	325	50	73	1		1		
Essex	31,210	44,003,927	4,454	5,722,373	26,756	38,281,554	59,886	46,562	13,324	24,902	60	11	49		
1880	2,201	3,006,235	336	337,907	1,865	2,668,328	4,541	3,713	828	1,831	6		6		
1881	2,481	3,271,656	365	436,611	2,116	2,835,045	6,043	4,967	1,076	2,089	9	1	8		
1882	2,679	3,891,387	408	473,923	2,271	3,417,464	8,827	4,866	1,391	2,246	1		1		
1883	3,048	4,673,408	428	457,493	2,620	4,220,915	6,071	4,714	1,357	2,601	4	1	3		
1884	3,124	4,118,323	427	596,643	2,697	3,521,680	6,408	4,935	1,473	2,525	5	1	4		
1885	3,301	4,430,610	451	627,118	2,850	3,812,497	6,696	5,071	1,589	2,522	2	2			
1886	3,409	4,912,644	492	711,492	2,917	4,201,152	6,761	4,423	1,423	2,773	3	2			
1887	3,476	4,692,333	513	565,406	2,963	4,126,927	5,634	4,442	1,192	2,648	4		4		
1888	3,456	4,834,749	418	535,367	2,971	4,298,882	5,187	3,797	1,390	2,617	16	3	13		
1889	4,035	6,158,332	521	979,670	3,514	5,178,662	6,718	5,013	1,705	3,100	5	1	4		
Franklin	5,958	5,688,877	4,162	3,896,709	1,796	1,789,168	156,571	99,483	57,088	1,631	12	5	7		
1880	397	364,187	185	174,687	212	189,500	8,559	8,167	392	193	1		1		
1881	461	497,532	241	195,839	220	301,693	8,610	8,071	539	222	2		2		
1882	517	498,634	206	211,756	311	286,878	11,196	10,657	539	222	4	1	3		
1883	517	457,316	234	202,262	283	255,051	10,349	9,713	636	246	1	1			
1884	738	754,180	338	299,167	400	455,013	13,284	9,122	4,162	358					
1885	743	614,616	369	314,184	374	300,432	19,865	11,070	8,895	182					
1886	671	614,759	587	528,412	84	86,347	19,696	10,662	8,764	157					
1887	692	709,372	631	615,011	61	60,361	22,888	10,942	11,946	62					
1888	597	615,115	551	570,020	46	45,095	19,367	9,820	9,547	60	1	1			
1889	653	662,371	580	629,039	43	37,332	20,797	10,084	10,673	44					
Hampden	15,470	31,927,894	2,291	2,555,466	13,179	29,372,428	108,449	73,272	35,177	11,512	6	2	4		
1880	940	1,708,322	188	188,746	752	1,519,576	8,921	6,057	2,864	648					
1881	1,321	2,996,735	238	2,698,767	1,083	2,698,767	11,817	8,575	3,242	958					
1882	1,536	3,116,370	203	327,394	1,333	2,788,976	8,677	5,543	3,134	1,182					
1883	1,412	2,659,170	237	218,939	1,175	2,440,231	12,316	9,290	3,026	1,012					
1884	1,820	2,408,893	243	218,411	1,577	2,190,482	18,004	14,415	3,589	1,812					
1885	1,396	2,716,673	231	248,812	1,165	2,467,861	11,298	7,584	3,714	1,901		1			
1886	1,557	3,448,737	249	3,203,686	1,308	3,203,686	12,329	5,144	4,275	2,965					
1887	1,759	4,220,221	207	223,177	1,552	3,997,044	8,970	5,566	3,404	1,358					
1888	2,023	4,411,610	237	273,017	1,786	4,138,593	11,641	7,437	4,204	1,718	2		2		
1889	2,116	4,256,131	253	246,431	1,863	4,009,700	9,616	6,320	3,296	1,498					
Hampshire	7,192	11,097,533	6,905	10,722,000	287	375,533	209,756	98,416	111,340	392	46	43	3		
1880	579	635,649	967	621,999	12	13,650	17,215	9,800	7,415	26	8	7	1		
1881	589	627,732	576	617,752	13	9,980	18,613	9,573	9,047	18	9	8	1		
1882	714	1,856,755	686	1,531,068	28	77,747	21,421	10,876	10,543	30	8	8	1		
1883	702	1,283,879	643	1,259,829	59	23,050	677	390	286	350					
1884	775	865,246	748	827,491	27	37,755	28,254	11,514	11,740	28	1		1		
1885	708	2,027,683	679	1,980,457	29	47,226	19,963	9,594	10,389	42	2		2		
1886	775	968,917	743	927,342	32	41,575	22,400	11,239	11,161	65	1		1		
1887	837	1,093,390	807	1,052,365	30	41,025	24,004	8,295	9,015	1			1		
1888	679	944,553	660	906,628	19	37,925	18,598	7,012	11,586	27	3		3		
1889	814	1,062,839	745	967,069	69	65,740	23,021	9,697	13,324	76	11	11			
Middlesex	54,656	89,601,687	6,852	12,511,841	47,804	77,089,846	132,202	124,776	7,426	44,409	139	26	113		
1880	3,301	4,916,489	592	892,000	2,709	4,024,489	10,867	10,446	411	2,499	12	1	11		
1881	6,390	6,530,744	1,320	955,861	5,070	5,575,110	17,418	10,789	6,629	3,369	9	1	8		
1882	4,340	7,193,133	538	808,830	3,802	6,384,303	10,782	10,422	556	7			7		
1883	4,719	8,404,735	593	1,259,050	4,126	7,145,707	11,471	10,794	677	3,705	13	2	11		
1884	5,010	7,994,499	580	877,284	4,430	7,117,215	10,545	9,964	581	3,872	9	1	8		
1885	5,049	8,038,684	624	1,034,963	4,425	6,993,699	12,216	10,473	10,796	3,465	14	2	12		
1886	6,522	10,574,509	753	1,276,070	5,769	9,298,433	14,504	13,961	943	5,106	14	3	11		
1887	6,608	11,006,988	756	1,820,417	5,732	9,186,571	17,963	17,364	629	4,526	17	3	14		
1888	7,101	11,362,096	884	1,661,032	6,21										

MORTGAGES IN MASSACHUSETTS.

TABLE 1.—NUMBER AND AMOUNT OF REAL ESTATE MORTGAGES PLACED ON RECORD, ETC.—Continued.

COUNTIES AND YEARS.	MORTGAGES STATING AMOUNT OF DEBT.						NUMBER OF ACRES MORTGAGED.			Number of lots mortgaged.	NUMBER OF MORTGAGES NOT STATING AMOUNT OF DEBT.		
	Total.		On acres.		On lots.		Total.	Stated.	Estimated.		Total.	On acres.	On lots.
	Number.	Amount.	Number.	Amount.	Number.	Amount.							
Nantucket.....	394	\$316,800	49	\$56,375	345	\$960,225	615	523	92	382	1	1	
1880.....	21	5,202	4	625	17	4,577	19	6	13	17			
1881.....	18	11,141	2	475	16	10,666	17	4	13	17			
1882.....	30	17,647	2	315	28	17,332	8	8		27			
1883.....	42	38,842	4	13,720	38	25,122	21	24		47			
1884.....	46	35,222	6	12,000	36	24,222	69	56	13	38			
1885.....	53	62,665	4	2,435	49	60,230	86	73	13	69			
1886.....	35	30,150	7	5,645	28	24,505	136	123	13	37			
1887.....	55	28,332	7	6,650	48	21,682	84	57	27	45			
1888.....	46	41,459	7	2,300	41	38,558	113	113		46	1	1	
1889.....	52	45,139	8	11,810	44	33,329	50	59		39			
Norfolk.....	14,135	23,455,152	3,846	7,561,766	10,289	15,893,386	47,305	46,573	732	12,157	45	16	29
1880.....	885	1,225,218	303	429,643	582	795,575	4,621	4,605	16	538	3	2	1
1881.....	1,015	1,516,493	307	445,210	708	1,071,283	4,461	4,445	16	1,027	5	3	2
1882.....	1,110	1,566,512	351	568,517	759	997,995	4,702	4,624	78	820	3	1	2
1883.....	1,324	2,026,841	360	636,301	964	1,400,540	4,783	4,736	47	932	5		5
1884.....	1,390	1,853,961	390	556,489	1,040	1,397,472	4,783	4,705	78	888	3		2
1885.....	1,465	2,289,693	385	643,983	1,080	1,645,710	4,208	4,177	31	2,819	7	3	4
1886.....	1,562	2,626,716	369	891,465	1,193	1,735,251	4,044	3,966	78	1,257	5	1	4
1887.....	1,656	2,925,028	399	968,418	1,257	2,026,610	4,669	4,560	109	1,137	4		4
1888.....	1,737	3,134,113	472	895,332	1,265	2,238,781	5,803	5,648	155	1,212	7		3
1889.....	1,981	4,110,977	589	1,526,508	1,431	2,584,469	5,231	5,017	124	1,426	3	1	2
Plymouth.....	11,913	13,701,629	3,669	3,289,579	8,244	10,412,050	46,964	40,101	6,863	8,300	65	28	37
1880.....	809	747,556	290	215,511	519	532,045	3,342	2,967	375	469	5	4	1
1881.....	991	1,062,773	327	283,881	664	778,892	3,662	3,558	404	589	9	4	5
1882.....	1,040	1,190,382	333	318,547	707	872,035	4,059	3,613	476	681	7	3	4
1883.....	1,071	1,230,430	333	258,605	738	991,834	4,122	3,632	490	631	11	4	7
1884.....	1,253	1,293,430	401	287,061	852	1,006,373	4,492	3,944	548	733	2	2	
1885.....	1,328	1,516,080	424	423,946	904	1,091,134	4,943	4,280	663	842	5	3	2
1886.....	1,180	1,282,182	404	313,479	735	938,703	5,613	4,781	822	894	4	3	1
1887.....	1,278	1,656,722	386	370,453	892	1,286,270	4,702	3,409	793	901	8	2	6
1888.....	1,306	1,580,146	357	410,589	949	1,169,547	5,274	4,049	1,225	1,065	6	1	5
1889.....	1,698	2,101,704	414	376,497	1,284	1,725,207	6,425	5,358	1,067	1,489	8	2	6
Suffolk.....	45,060	193,635,825	78	969,017	44,982	192,666,808	723	714	9	40,654	50		50
1880.....	2,616	9,937,826	5	46,440	2,611	9,891,086	15	15		3,721	5		5
1881.....	3,214	11,105,691	11	118,760	3,203	13,986,131	138	158		2,835	2		2
1882.....	3,289	16,273,420	8	206,100	3,281	16,067,320	133	133		2,950	11		11
1883.....	3,862	15,921,592	10	47,200	3,792	15,874,392	39	39		3,307	13		13
1884.....	4,286	18,189,407	8	59,125	4,278	18,080,282	79	79		3,878	7		7
1885.....	4,736	19,061,160	10	75,250	4,726	18,985,910	70	70		4,007	2		2
1886.....	4,944	22,547,377	8	51,598	4,936	22,495,779	88	88		4,490	3		3
1887.....	5,466	23,022,856	6	108,500	5,460	22,914,356	86	86		4,905			4
1888.....	5,783	24,164,714	5	133,263	5,778	24,031,451	28	28		5,113	4		4
1889.....	6,334	30,462,082	7	122,781	6,317	30,339,301	27	18	9	6,148	3		3
Worcester.....	33,419	50,212,368	6,623	8,577,005	26,796	41,635,363	247,475	199,616	47,859	21,510	157	36	121
1880.....	2,179	2,709,597	579	551,078	1,600	2,239,519	22,801	20,264	2,537	1,442	4		4
1881.....	2,668	4,018,192	550	594,231	2,098	3,423,961	21,013	18,476	2,537	1,793	9	2	7
1882.....	2,937	3,869,183	661	710,725	2,276	3,158,458	25,760	21,979	3,781	1,894	8	1	7
1883.....	3,163	4,472,669	654	746,395	2,509	3,726,274	23,875	19,596	4,279	1,987	12		8
1884.....	3,132	4,326,048	677	771,578	2,455	3,554,470	37,489	34,355	3,134	1,917	10		6
1885.....	3,360	4,972,941	708	765,965	2,652	4,203,976	23,979	20,944	3,035	2,184	16		11
1886.....	3,479	5,177,559	720	778,614	2,759	4,398,985	26,332	21,407	4,925	2,260	13		9
1887.....	4,008	6,039,891	595	800,405	3,413	5,238,986	22,657	17,065	5,572	2,794	27		21
1888.....	4,291	6,668,765	730	1,011,582	3,561	5,657,183	27,614	18,659	9,055	2,683	26		17
1889.....	4,202	6,785,583	729	1,842,952	3,473	6,033,631	25,875	16,871	9,004	2,556	32	1	31

TABLE 2.—REAL ESTATE MORTGAGE DEBT IN FORCE JANUARY 1, 1890, BY COUNTIES.

COUNTIES.	Total.	On acres.	On lots.	COUNTIES.	Total.	On acres.	On lots.
The State.....	\$323,277,668	\$42,441,217	\$280,836,421	Hampden.....	\$19,547,915	\$1,668,927	\$17,878,988
Barnstable.....	873,721	425,346	448,375	Hampshire.....	6,607,517	6,114,450	283,067
Berkshire.....	10,244,960	3,445,897	6,799,063	Middlesex.....	57,687,225	8,827,819	48,859,406
Bristol.....	17,086,162	1,063,807	16,022,355	Nantucket.....	200,246	26,065	174,181
Dukes.....	296,386	42,598	253,788	Norfolk.....	16,360,802	5,594,641	10,766,161
Essex.....	26,793,573	4,031,019	22,764,554	Plymouth.....	8,895,557	2,126,361	6,769,196
Franklin.....	3,114,678	2,416,820	728,158	Suffolk.....	123,734,937	465,152	123,269,785
				Worcester.....	31,711,989	5,892,645	25,819,344

FARMS, HOMES, AND MORTGAGES.

TABLE 3.—AMOUNT OF REAL ESTATE MORTGAGES BEARING SPECIFIED RATES OF INTEREST, BY YEARS.

RATES.	Total.	1880	1881	1882	1883	1884	1885	1886	1887	1888	1889
The State..	\$508,455,550	\$28,176,133	\$37,761,073	\$43,148,483	\$44,872,397	\$46,591,232	\$50,443,481	\$56,633,163	\$60,678,128	\$64,604,916	\$75,526,544
0.0 per cent.	954,093	22,274	45,474	63,239	175,922	42,102	97,777	124,544	188,755	110,590	83,416
0.5.....do.....	900			900	2,700						
1.0.....do.....	28,058	1,551	10,155	1,900	400	1,800	62	5,800	500	2,040	4,720
1.5.....do.....	360										360
2.0.....do.....	9,275	1,600		875		1,800			500	3,000	1,500
2.5.....do.....	53,225			21,250	23,875	2,400	5,000				700
3.0.....do.....	373,424	42,842	18,900	20,260	18,830	13,501	55,594	40,567	16,590	13,160	102,880
3.5.....do.....	958,170		6,000	1,400	1,100			544,870	800	4,000	
4.0.....do.....	25,016,481	60,374	669,007	1,451,533	1,903,675	1,440,163	2,732,729	5,669,742	4,257,524	2,850,875	5,540,662
4.1.....do.....	150,000										150,000
4.3.....do.....	1,130,800				12,000		55,000	31,000	465,500	543,500	23,800
4.4.....do.....	173,500			4,000	2,700				165,000		8,500
4.5.....do.....	29,936,610	168,428	1,152,845	2,861,134	3,030,600	3,845,268	2,824,080	4,080,773	3,967,313	2,608,857	5,347,717
4.7.....do.....	7,500				2,000		57,800	30,000			7,500
4.8.....do.....	515,800								250,500	165,500	10,000
5.0.....do.....	163,954,366	2,406,326	7,614,604	10,987,860	11,365,593	13,010,510	17,541,502	22,051,596	23,201,679	24,966,306	30,408,880
5.3.....do.....	132,700	700	29,000	4,000		8,000	6,500	1,000	6,000	36,600	37,800
5.5.....do.....	23,947,972	766,560	1,178,579	1,565,118	2,282,238	2,782,045	2,464,854	2,214,779	3,331,701	3,709,202	3,682,846
5.7.....do.....	3,000								3,000		
5.8.....do.....	220,225			3,100		1,900	6,600	3,700	146,000		1,075
6.0.....do.....	232,279,168	19,587,423	23,262,803	23,569,628	24,076,397	22,918,633	22,488,556	19,912,093	22,118,333	26,465,010	27,880,242
6.1.....do.....	78,700		9,100	4,000	2,700	11,400	9,950	1,200	11,350	18,400	10,900
6.2.....do.....	2,492,049	450	124,650	143,000	213,475	242,965	269,870	324,950	234,155	349,474	519,010
6.3.....do.....	963,715	4,500	27,200	23,400	62,615	51,850	62,050	102,800	133,100	255,475	191,225
6.4.....do.....	27,600		5,700	2,500	3,900	5,000				1,650	8,800
6.5.....do.....	5,073,377	1,462,919	769,493	505,277	483,372	412,096	381,893	314,588	239,270	263,805	262,564
6.6.....do.....	45,450		2,000	8,800	6,800	5,600	2,250	2,350	6,050	6,450	5,150
6.7.....do.....	39,450		2,450	2,200	3,100	8,150	2,500	1,650	4,900	10,500	10,500
6.8.....do.....	36,350				4,100	9,100	2,500	3,700	4,850	12,050	
6.9.....do.....	250,200		1,300		14,650	1,100	2,500	15,050	91,300	93,800	30,600
7.0.....do.....	14,279,243	3,145,202	2,363,543	1,514,556	1,451,558	1,205,613	939,064	792,295	966,290	1,009,448	831,674
7.1.....do.....	13,650			1,400		5,200	1,350		2,500		1,300
7.2.....do.....	2,492,049	1,200	1,800	1,800	300	1,800	2,000	800	66,100	43,150	1,700
7.3.....do.....	284,745	84,784	62,111	34,732	39,572	8,994	15,321	5,665	20,812	6,267	6,487
7.4.....do.....	2,500				1,200				1,000		300
7.5.....do.....	521,468	50,983	26,378	17,185	42,983	41,266	42,326	46,600	61,700	156,297	35,750
7.6.....do.....	5,560				1,350	1,000				300	2,900
7.7.....do.....	2,375			775						1,600	
7.8.....do.....	21,900				300		11,100	2,000	1,000	2,300	2,300
7.9.....do.....	2,900				100				2,800		
8.0.....do.....	2,559,484	239,621	209,498	170,220	373,005	215,112	195,398	226,846	272,902	409,679	247,203
8.1.....do.....	1,100			1,000							100
8.2.....do.....	1,700									1,700	
8.3.....do.....	9,300				1,200				6,500		1,600
8.4.....do.....	1,900	600								300	1,000
8.5.....do.....	12,050	900	4,000		1,900		2,150			1,800	1,300
8.6.....do.....	1,700									1,400	300
9.0.....do.....	228,491	6,075	24,975	15,710	16,742	20,671	9,953	20,932	36,200	43,438	33,795
9.2.....do.....	60									90	
9.5.....do.....	1,700						1,600		700		
9.6.....do.....	450								200		200
9.8.....do.....	966,156	71,924	70,596	117,389	82,935	140,746	58,713	45,939	203,014	103,574	71,256
10.5.....do.....	2,100					600			1,500		
11.0.....do.....	4,200	200			1,250	1,100		200		1,450	
12.0.....do.....	592,028	39,950	33,586	30,616	60,561	41,024	69,306	83,800	71,530	88,082	74,173
12.5.....do.....	800										800
13.0.....do.....	450						450				
14.0.....do.....	1,050				1,050						
15.0.....do.....	15,199	2,000	500	535	1,914	200	3,300	3,348	350	1,200	732
16.0.....do.....	1,800				900		1,650				
17.5.....do.....	125										125
18.0.....do.....	33,851	422	450		3,975	3,515	450	2,100	2,000	9,384	11,624
20.0.....do.....	2,345		200		150	435	175		455		950
21.0.....do.....	200									200	
24.0.....do.....	44,943	1,740	3,950	571	2,075	1,650	4,242	6,260	13,530	7,600	3,325
25.0.....do.....	1,312						25	1,087		200	
26.0.....do.....	700							700			
27.0.....do.....	2,550										
30.0.....do.....	6,050	1,125		150	285	220	50	100	1,300	2,800	
32.0.....do.....	75									75	
35.0.....do.....	1,152							1,115		37	
36.0.....do.....	11,232		200	325	1,350	485		241	1,580	1,100	2,221
37.0.....do.....	296			75				324			
39.0.....do.....	62										62
40.0.....do.....	820	300	55			60		60	135	210	
42.0.....do.....	300				200						
48.0.....do.....	1,517					220	102	200	763	125	107
50.0.....do.....	50							50			
52.0.....do.....	250										
54.0.....do.....	75								75		
57.0.....do.....	250			250							
60.0.....do.....	3,550				900	545	140	38	305	350	
61.0.....do.....	3,400						3,400				
62.0.....do.....	1,100										1,100
63.0.....do.....	1,500		200					1,500			
72.0.....do.....	55						55				
80.0.....do.....	341		291						50		
81.0.....do.....	1,600						1,600				
84.0.....do.....	1,050										
90.0.....do.....	200		200								
114.0.....do.....	2,500			2,500							

MORTGAGES IN MASSACHUSETTS.

TABLE 4.—NUMBER OF REAL ESTATE MORTGAGES CLASSIFIED BY AMOUNTS OF LOANS, BY YEARS.

CLASSIFICATION OF AMOUNTS.	Total.	1880	1881	1882	1883	1884	1885	1886	1887	1888	1889
The State.....	250,222	15,915	19,049	20,874	22,465	24,633	25,560	27,342	29,427	30,619	31,338
Under \$100.....	4,126	294	285	328	387	462	445	372	405	567	581
\$100 and under \$200.....	15,111	1,123	1,188	1,315	1,377	1,548	1,598	1,619	1,709	1,775	1,862
\$200 and under \$300.....	17,695	1,229	1,370	1,443	1,570	1,804	1,918	1,996	2,044	2,059	2,262
\$300 and under \$400.....	16,426	1,151	1,267	1,338	1,547	1,721	1,782	1,755	1,832	1,904	2,129
\$400 and under \$500.....	12,995	959	1,072	1,032	1,173	1,265	1,349	1,462	1,512	1,478	1,693
\$500 and under \$1,000.....	55,498	3,932	4,436	4,781	5,079	5,571	5,624	5,959	6,333	6,493	7,250
\$1,000 and under \$1,500.....	40,376	2,513	2,995	3,342	3,538	4,056	4,152	4,386	4,868	5,018	5,508
\$1,500 and under \$2,000.....	22,222	1,205	1,587	1,777	1,917	2,077	2,150	2,324	2,859	2,918	3,258
\$2,000 and under \$2,500.....	17,538	952	1,267	1,478	1,483	1,628	1,738	1,961	2,033	2,313	2,665
\$2,500 and under \$5,000.....	29,090	1,527	2,154	2,426	2,654	2,742	2,878	3,240	3,538	3,637	4,294
\$5,000 and under \$10,000.....	11,922	624	912	1,024	1,084	1,091	1,202	1,274	1,426	1,508	1,687
\$10,000 and under \$15,000.....	3,219	180	232	271	289	314	336	331	395	385	476
\$15,000 and under \$20,000.....	1,370	77	111	109	109	110	139	168	183	172	192
\$20,000 and under \$25,000.....	853	47	81	75	70	83	70	101	104	94	128
\$25,000 and under \$50,000.....	1,203	70	100	92	132	117	109	127	115	128	213
\$50,000 and under \$100,000.....	383	26	33	23	28	31	38	40	43	52	69
\$100,000 and under \$500,000.....	187	6	9	17	18	13	14	27	27	26	30
\$500,000 and under \$1,000,000.....	7			3					1	2	1
\$1,000,000 and over.....	1						1				

TABLE 5.—OBJECTS OF REAL ESTATE MORTGAGE INDEBTEDNESS AS DETERMINED BY PERSONAL INQUIRY, BY SELECTED COUNTIES.

FRANKLIN.

OBJECTS OF INDEBTEDNESS.	Number of mortgages.	Original amount.	Amount unpaid January 1, 1890.	OBJECTS OF INDEBTEDNESS.	Number of mortgages.	Original amount.	Amount unpaid January 1, 1890.
The county.....	3,454	\$3,588,498	\$3,144,678	Paint and paper business.....	1	\$1,700	\$1,500
Purchase money.....	1,927	1,925,556	1,664,831	To buy more land and help a son in business.....	1	1,500	1,500
Improvements.....	751	787,477	696,256	Machinery.....	2	1,300	1,300
Purchase money and improvements.....	99	134,578	128,308	Purchase money and to start daughter in business.....	1	1,200	1,200
Business.....	38	70,050	67,030	Improvements and to educate a son.....	1	1,200	1,200
Farm and family expenses.....	109	63,011	59,143	Money to relend.....	3	1,200	1,200
To buy more land.....	53	59,766	52,996	To buy land in Vermont.....	2	1,200	1,200
Manufacturing business.....	13	33,275	32,275	Education of children.....	4	1,150	1,150
Undescribed debts.....	20	46,480	26,607	Investment.....	3	1,450	1,150
Improvements and to buy more land.....	9	26,725	26,475	Dissipation.....	2	1,100	1,100
To secure an indorser.....	6	21,225	21,225	Sidewalk making business.....	2	1,600	1,000
Speculation.....	10	20,997	20,847	Improvements and farm and family expenses, farm stock, and funeral expenses.....	1	1,000	1,000
Improvements and machinery.....	2	19,000	18,437	To furnish boarding house.....	2	1,200	1,000
Improvements and business.....	5	25,450	17,950	To buy land in another state.....	1	1,000	1,000
Security debts.....	14	18,011	17,271	To buy land in Washington.....	1	1,740	1,000
Purchase money and business.....	4	17,800	16,500	Expenses of moving west.....	2	900	900
Borrowed money.....	13	15,705	15,105	Improvements to repair damage by cyclone.....	1	900	900
Improvements, mining and bank stock.....	2	15,000	15,000	Meat business.....	3	1,300	885
Farm and family expenses and sickness.....	23	12,515	11,975	Excessive mortgage to help inflate value of the land.....	1	830	885
Improvements and farm and family expenses.....	21	16,385	11,860	To buy more land for a son.....	2	1,250	850
Improvements to replace loss by fire.....	9	12,100	11,500	Improvements and to hire a substitute to enlist during civil war.....	2	1,050	850
Losses in business.....	9	11,800	11,350	Saloon business.....	1	800	800
To buy stock in a western cattle company.....	1	10,800	10,800	Transfer and teaming business.....	1	800	800
Family expenses.....	29	12,539	10,099	To buy more land and traveling expenses.....	1	1,000	800
Farm stock.....	31	10,106	9,770	Farm and family expenses, farm stock, and sickness.....	3	900	775
Mercantile business.....	17	11,576	9,659	Jewelry business.....	1	1,500	750
To assist relatives in business.....	7	9,000	8,400	Tin ware business.....	1	750	700
Purchase money, improvements, and farm stock.....	8	9,965	7,895	To pay a husband's debt.....	1	600	600
Purchase money and farm and family expenses.....	8	8,005	7,856	For support of child.....	1	3,000	600
Grocery and produce business.....	8	7,751	7,751	Farm and family expenses, stock, machines, and implements.....	2	1,240	580
Improvements and undescribed debts.....	9	8,241	7,365	To pay taxes and interest.....	3	912	540
Grain and saw mill business.....	8	7,395	6,450	Contractor's business.....	1	500	500
Sickness.....	32	6,297	6,245	To develop a patent.....	1	500	500
Improvements and farm stock.....	6	5,900	5,501	For the service of a son.....	1	500	500
Improvements and sickness.....	6	4,825	4,825	To buy a stage and mail route.....	2	610	500
Raising and dealing in fancy stock.....	2	4,600	4,600	To start in Virginia.....	1	500	500
Failure in business.....	3	4,064	4,064	Farm and family expenses and taxes.....	3	409	409
Money for brothers to take west, invest, and lose.....	2	4,090	4,090	Boot and shoe business.....	1	2,000	400
Farm and family expenses and undescribed debts.....	4	3,650	3,650	Farm stock and undescribed debts.....	2	375	375
To buy manufacturing stock.....	2	7,600	3,400	To buy more land, and sickness.....	1	350	350
To help relatives.....	6	3,468	3,200	Farm machines and implements and borrowed money.....	2	350	350
Improvements and security debt.....	2	3,350	3,200	Sickness and debts of a son.....	1	600	300
To buy land in California.....	2	3,140	3,140	To buy land in New Hampshire.....	1	300	300
To pay a son's debts.....	4	3,118	2,778	To help pay a church debt.....	1	300	300
Lumber business.....	2	4,193	2,643	Fertilizers.....	2	290	290
Family expenses and business.....	6	4,500	2,625	To help a soldier obtain his pension.....	1	287	287
Mining speculation.....	1	2,500	2,500	Improvements and funeral expenses.....	1	300	250
Blacksmith's business.....	2	2,300	2,050	To buy land in Wisconsin for relative.....	1	100	250
To furnish a hotel.....	1	2,000	2,000	Fur business.....	1	203	203
Purchase money and undescribed debts.....	5	2,212	1,852	To move family to Minnesota.....	1	200	200
Livery business.....	3	1,875	1,875	To pay loss on contracts.....	1	198	198
Purchase money and dissipation.....	1	1,800	1,800	Newspaper business.....	1	160	160
To buy land in the west.....	3	1,800	1,800	To start a son in business.....	1	650	150
To buy land in Wisconsin for relative.....	1	1,700	1,700	To buy lumber for a son to build house.....	1	130	130
Purchase money and security debt.....	1	5,000	1,700	To help a husband pay for land.....	1	100	100
Farm and family expenses and borrowed money.....	3	2,150	1,600	Law suit.....	1	50	50
Sickness and funeral expenses.....	5	1,600	1,600	Farm and family expenses and lumber.....	1	394	12
				Unknown.....	2	4,153	3,528

MORTGAGES IN MASSACHUSETTS.

TABLE 5.—OBJECTS OF REAL ESTATE MORTGAGE INDEBTEDNESS, ETC.—Continued.

HAMPDEN.							
OBJECTS OF INDEBTEDNESS.	Number of mortgages.	Original amount.	Amount unpaid January 1, 1890.	OBJECTS OF INDEBTEDNESS.	Number of mortgages.	Original amount.	Amount unpaid January 1, 1890.
The county.....	9,166	\$21,990,431	\$19,547,915	Tin business.....	1	\$2,300	\$2,300
Purchase money.....	5,409	12,039,871	10,532,252	To buy farm stock.....	12	2,361	2,361
Improvements.....	2,188	5,887,283	5,344,819	Farm and family expenses, sickness, and funeral expenses.....	5	2,309	2,309
Purchase money and improvements.....	555	1,172,250	1,088,289	To buy farm and stock and implements.....	3	2,450	2,300
Business.....	201	554,122	507,785	Litigation and lawyers' fees.....	7	2,495	2,225
Improvements and business.....	25	391,416	362,316	Farm and family expenses and business.....	1	2,200	2,200
To buy more land.....	151	262,111	234,229	Farm and family expenses and speculation.....	1	2,500	2,200
Collateral security.....	19	256,275	213,595	Business and losses in farming.....	1	2,000	2,000
Manufacturing business.....	37	206,995	181,525	Nursery business.....	1	2,000	2,000
Family expenses.....	218	119,710	112,438	Farm and family expenses and investment.....	1	2,000	2,000
Purchase money and business.....	13	116,263	94,063	To buy land in Connecticut.....	1	2,000	2,000
Speculation and investment.....	30	65,638	53,987	Family expenses and business.....	2	1,900	1,900
To pay security debt.....	29	51,733	52,697	Improvements and speculation.....	1	1,850	1,850
Improvements and family expenses.....	19	52,805	51,455	Furnishing and upholstering business.....	1	2,400	1,800
Purchase money, improvements, and interest.....	1	45,000	45,000	Farm and family expenses and litigation.....	2	2,100	1,730
Fundry business.....	4	46,275	41,775	Improvements and to buy farm stock and implements.....	5	2,300	1,750
Farm and family expenses.....	78	39,982	37,335	Hardware and lumber business.....	3	3,550	1,700
Mercantile business.....	31	43,715	34,794	Purchase money and farm and family expenses.....	2	1,660	1,530
Borrowed money.....	11	36,076	33,876	Ice business.....	1	1,500	1,500
Grocery business.....	22	29,073	26,878	Real estate business.....	1	1,500	1,500
Purchase money, improvements, and business.....	5	30,400	25,691	Bakery business.....	3	1,632	1,442
To secure indorsers.....	14	21,073	20,973	Plumbing and gasfitting business.....	2	2,400	1,400
Meat business.....	8	19,887	19,467	Express business.....	1	1,351	1,350
Extravagant living.....	2	18,150	18,150	Liquor business.....	2	4,078	1,300
To buy more land and improvements.....	8	21,314	16,914	Carriage building business.....	3	1,250	1,240
To help son in business.....	15	17,840	15,250	Merchant tailoring business.....	2	1,500	1,150
Tobacco business.....	1	15,000	15,000	Feed business.....	2	1,100	1,100
Jewelry business.....	3	14,054	14,054	Purchase money and to help son in business.....	1	1,700	1,100
Drug business.....	3	15,026	13,300	Grain business.....	2	1,050	1,050
Purchase money and family expenses.....	8	14,560	12,790	Gardening business.....	1	1,000	1,000
Sickness.....	35	13,761	12,362	Dairy business.....	1	1,000	950
Undescribed debts.....	22	12,793	11,893	To buy more land and family expenses.....	1	925	925
Livory business.....	2	15,200	11,222	To buy more land and farm stock.....	1	880	880
Purchase money, improvements, sickness, and funeral expenses.....	9	11,200	10,950	Woolen commission business.....	2	825	825
To help others.....	5	10,461	10,461	Laundry business.....	2	1,800	800
Furniture business.....	2	12,000	10,300	Business and sickness.....	1	800	800
Private.....	10	10,543	10,140	Purchase money and to pay security debt.....	1	800	800
To rent.....	9	13,150	9,680	Gift to relatives.....	1	3,000	750
Lumber business.....	7	9,441	8,234	Tea, coffee, and spice business.....	1	700	700
Business losses.....	6	8,300	7,750	To help start in profession.....	2	700	700
Clothing business.....	3	10,000	7,600	To buy undescribed personal property.....	2	633	626
Crockery and glassware business.....	1	15,000	7,500	To buy land in Iowa.....	1	500	600
Farm and family expenses, and to buy farm stock and implements.....	12	7,193	7,012	Alimony and expenses of divorce suit.....	3	1,270	570
Sickness and funeral expenses.....	13	7,121	6,927	To buy a hack and team of horses.....	1	570	570
To rebuild after a fire.....	8	6,950	6,770	To buy horses, not on farm.....	3	560	560
Whip manufacturing business.....	6	7,300	6,000	Fruit and confectionery business.....	2	800	550
Improvements and to buy farm stock.....	7	6,781	5,756	Junk business.....	1	500	500
Settlement in lieu of wife's dower.....	1	5,300	5,300	To pay traveling expenses.....	3	875	475
Improvements and farm and family expenses.....	8	5,150	5,050	To pay funeral expenses.....	3	510	410
To travel in Europe.....	2	4,900	4,900	Furniture and undertaking business.....	1	600	400
Cigar manufacturing business.....	6	5,918	4,818	To buy stone.....	1	400	400
Brick making business.....	3	7,800	4,800	Improvements, and to buy team, not on farm.....	1	400	400
Business and to pay security debt.....	1	4,600	4,600	Hotel business.....	1	350	350
Education.....	5	4,200	4,200	To secure an account and pay security debt.....	1	1,200	356
To buy land in California.....	2	4,000	4,000	Notion business.....	2	441	335
Interest and taxes.....	3	3,850	3,850	Boarding house business.....	2	305	305
Improvements, sickness, and funeral expenses.....	8	4,450	3,750	Saw mill business.....	1	300	300
Wood and coal business.....	5	3,800	3,700	To buy a carriage.....	1	400	300
Building and contracting business.....	3	3,500	3,500	Sickness and to buy a horse.....	1	300	300
Piano and organ business.....	2	3,500	3,500	Book agency business.....	1	250	250
To help relatives.....	6	4,675	3,454	Losses in farming.....	1	250	250
Family expenses, sickness, and funeral expenses.....	8	4,010	3,453	Expenses of a vacation.....	1	250	250
Purchase money and to buy farm stock and implements.....	3	3,425	3,325	Woodware business.....	1	800	240
Stone mason's business.....	2	4,500	2,850	Purchase money, family expenses, and business.....	1	600	200
Improvements and to pay security debt.....	1	5,000	2,800	To buy a water wheel.....	1	100	100
Improvements, farm and family expenses, and to buy farm stock.....	2	2,700	2,700	Harness business.....	1	90	80
				Unknown.....	27	34,810	32,707



