

**THE LAND SYSTEM IN  
MARYLAND, A  
DISSERTATION, 1720-1765**

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The Land System in Maryland, a Dissertation, 1720-1765 by Clarence P. Gould

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**CLARENCE P. GOULD**

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1720-1765

BY  
CLARENCE P. GOULD

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A DISSERTATION

Submitted to the Board of University Studies of The Johns  
Hopkins University in Conformity with the Requirements  
for the degree of Doctor of Philosophy

1911

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BALTIMORE  
1913

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## PREFACE

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These four chapters form part of a larger work intended to cover the economic history of Maryland in the period designated. The research for the entire work is about finished, and several additional chapters are now complete; but it has seemed desirable to publish as a monograph the part relating to the Land System, and to present later the other factors in the colonial life of the eighteenth century.

The author is under obligations to Professors J. M. Vincent and Charles M. Andrews for aid and suggestion in the preparation of this work. He also wishes to acknowledge indebtedness to his mother for many of the arithmetical calculations.

C. P. G.



## THE LAND SYSTEM IN MARYLAND 1720-1765

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### CHAPTER I

#### THE GRANTING OF LAND

According to the terms of the charter of Maryland, Lord Baltimore was given the land "in free and common socage;" and was empowered to "assign, alien, grant, demise, or enfeoff so many, such, and proportionate Parts and Parcels of the Premises, to any Person or Persons willing to purchase the same, as they shall think convenient, to have and to hold . . . in Fee-simple, or Fee-tail, or for Term of Life, Lives, or Years; to hold of the aforesaid now Baron of Baltimore, his Heirs and Assigns, by . . . such . . . Services, Customs and Rents of this kind, as to the same now Baron of Baltimore, his Heirs and Assigns, shall seem fit and agreeable, and not immediately of Us."

With such large powers over land, and with the experience of the earlier colonies concerning the unprofitableness of trade, it is easily seen why the proprietor, to reap his profit, turned toward the exploitation of the soil. Following the plan which had worked so successfully in Virginia, Lord Baltimore provided in his early conditions of plantation for the granting of land to those who would transport settlers into the colony. By each grant there was reserved to the proprietor a perpetual quit-rent, which, though originally payable in wheat, was fixed in 1671 at four shillings sterling per hundred acres. In 1683 transportation of settlers ceased to be the basis for the granting of lands, which were thereafter obtainable only on the payment of a purchase price, called caution money, of two hundred pounds of tobacco per hundred acres. This was raised in 1684 to two hundred