

Affair before the King & Council can do any thing therein I shall transmit to M<sup>r</sup> Hamersley all such Extracts & Authentic Copies from the Records as can be collected & may be urged in support of the Point the Upper House have insisted on, which they have no doubt will be determined in favour of constant Usage, & are willing to take upon themselves the Expence of prosecuting the Appeal if Your Ldp chooses they should do so. The other Act of which I shall herewith transmit a Copy is entituled "An Additional Supplementary Act to the Act entituled an Act for Quieting Possessions enrolling Conveyances & securing the Estates of Purchasers" by which Act Your Ldp will observe that All Conveyances of Land of what Nature soever must before they can operate or have any Effect be recorded either in the Provincial or some County Court Office by which means it will be known whenever an Alienation Fine on Land conveyed from One to another becomes due, & the Lists of such Alienations to be by the Clerks annually returned to the Keepers of the Rent Rolls from time to time so that every Possessor of Land may be properly charged with the Rent, which hath not always heretofore & indeed could not be always the Case, for the usual Method of Conveyance where the Grantor was a Forreigner by Lease & Release to which an Enrollment was not necessary deprived the Rent Roll Keepers of the Means of knowing when & to whom Lands were transferred so that the Grantor still continued charged with the Quit Rent & in the case of uncultivated Lands his Absence put it out of the power of the Receiver to compel a Payment of the Rent nor could any Alienation Fine be demanded the Conveyance remaining a Secret. Lands in Mortgage have also it seems been usually conveyed by Lease & Release & the Mortgagor continuing in possession of the Mortgaged Premises the becoming due of the Alienation Fine has not been known & consequently could not be demanded; when the Principal & Interest due on the Mortgage have been paid Nothing more has been requisite to revert the legal Estate in the Mortgagor than to destroy the Deeds so that in such Case no Alienation Fine could be demanded tho in fact two became due & ought to have been paid viz One upon the Mortgage Deed & another upon the Reconveyance on a satisfaction of the Mortgage. Now as I have already observed in Consequence of a general Registry of Deeds the Person chargeable with the Quit Rent as well as the Alienation Fine will in every Instance be pointed out & so far the Act may be justly considered as very beneficial to Your Ldp but then a question arises how a Payment of the Alienation Fine is to be compelled after a Conveyance of the Land is made by the Deeds being recorded, a