

such previous to the passage of the act of eighteen hundred and fifty-two, chapter one hundred and six, and continued so to act, without having qualified as required by the said act, and as such Commissioner took the acknowledgment of any deed or mortgage, such deed or mortgage shall be as valid as if the said Commissioner had been duly qualified to act at the time of the taking such acknowledgment, or doing any other official act.

23. Neither livery of seisin nor indenting shall be necessary to the validity of any deed.

24. Any person seized of an estate tail in possession, reversion or remainder, in any lands, tenements or hereditaments, may grant, sell and convey the same in the same manner and by the same form of conveyance as if he were seized of an estate in fee simple, and such conveyance shall be good and available to all intents and purposes against all persons whom the grantor might debar by any mode of common recovery, or by any ways or means whatsoever.

25. Every power of attorney authorizing an agent or attorney to sell and convey any real estate, shall be attested and acknowledged in the same manner as a deed, and recorded with the deed executed in pursuance of such power of attorney; but a corporation shall have power to appoint an attorney for the same purpose, by its corporate seal.

26. Such power of attorney shall be deemed to be revoked when the instrument containing the revocation is recorded in the office in which the deed should properly be recorded.

27. Any person executing a deed conveying real estate, as agent or attorney for another, shall describe himself in and sign the deed as agent or attorney.

MORTGAGES.

28. Deeds of mortgage conveying any use, estate or interest in land shall be executed, acknowledged and recorded as absolute deeds of the same.

29. No mortgage shall be valid except as between the parties thereto, unless there be endorsed thereon an oath or affirmation of the mortgagee that the consideration in said mortgage is true