

## CHAP. XXX.

*An Act for the Enrolment of Conveyances, and Securing the Estates of Purchasers.* Lib. LL. fol. 83, and Lib. WH. and L. fol. 59. Passed 9th June 1692.

N B. This act is approved by the act of 1715, ch. 47, and all Conveyances made under it, are thereby confirmed, §. 5.

FOR the better establishing of a way and method of conveying of Preamble.  
manors, lands, tenements and hereditaments, within this province, for the future, and for the avoiding of all abuses and deceits in incumbering estates by mortgages and otherwise, by the owners of lands and hereditaments, to the prejudice of purchasers for valuable considerations, and such as lend their moneys upon real security;

2. BE IT ENACTED, by the King and Queen's Most Excellent Majesties, by and with the Advice and Consent of this present General Assembly, and by the authority of the same. That from and after publication hereof, no manors, lands, tenements or hereditaments whatsoever, within this province, or any the lands, islands, territories, or places thereunto belonging, shall pass, alter or change, from one to another, whereby the estate of inheritance or free-hold, or any estate for years, other than such upon which the improved yearly rents, reserved to be paid, shall be made to take effect in any person or persons, or any use or trust thereof, except the deed or deeds, conveyance or conveyances, by which the same shall be intended to pass, alter or change, be made by writing indented and sealed, and that the same be acknowledged in the provincial court of this province, or before two of the council of this province, or in the court of the same county, or before two of the justices of the peace of the same county, where the same manors, lands, tenements and hereditaments do lie; and be enrolled, or the substance of the same, that is to say, the certain dates, names, surnames and additions of the parties thereunto; with the certain considerations for which the same were made, and the certainty of the premises, and of the estate or estates, thereby intended to pass, be enrolled in the provincial court of this province, or in the county court where the land doth lie: the same enrolment to be made within twelve months after the date of the said writing indented: for the caption of which said enrolment, there shall be paid to the parties taking the same, twelve pence sterling, and no more. And for which said enrolment there shall be paid, to the clerk of the said provincial or county court, in case the same do not exceed half of a side of a leaf in folio, in the record book wherein the same shall be enrolled, the sum of eight pence only: and if the same do exceed half a side of a leaf as aforesaid, then the sum of sixteen pence for every side of a leaf as aforesaid, which the enrolment shall take up. And that the clerk of the said court shall well and sufficiently enroll the same, with a note of the day wherein the same shall be enrolled, in a good sufficient book in folio, to remain in the custody of the clerk of the same court for the time being, amongst the records of the same court, to the intent, that every party that hath to do therewith, may resort unto and see the enrolment. And that the same clerk shall, on the back of every such deed, in a full legible text hand, make an endorsement of the day and year of such enrolment, and also of the folio of the book in which the same shall be enrolled, and shall unto such endorsement set his hand.

Conveyances under this act, how to be made, acknowledged, and enrolled.