

section or in sections 26 and 27 shall be taken to interfere with the right of the said purchaser, or those claiming under him, to have possession of the said real estate or leasehold interest as heretofore, except as to the part thereof occupied by the said crop or crops, with right of necessary ingress or egress; and provided further, that these sections 26, 27 and 28 shall not apply to deeds or instruments as aforesaid existing on April 7, 1900.

An. Code, sec. 29. 1904, sec. 29. 1900, ch. 656. 1902, ch. 102. 1904, ch. 78.

**29.** All mortgages and assignments of mortgages defectively sworn to and recorded in this State prior to March 15, 1904, before any officer authorized by the laws of this State to administer oaths or to take affidavits shall be as valid to all intents and purposes as if the said mortgages or assignments of mortgages had been sworn to in conformity with law.

See art. 21, secs. 88 and 89.

An. Code, sec. 30. 1904, art. 21, sec. 87. 1888, art. 21, sec. 84. 1882, ch. 215, secs. 1-2. 1910, ch. 588 (p. 64). 1912, ch. 85. 1914, ch. 259. 1916, ch. 151. 1918, ch. 396.

**30.** Any assignment of any mortgage, which assignment has been heretofore executed and recorded, but which has not been sealed and in which no mention of any seal has been made or in which either of such defects exist, or any mortgage or assignment of mortgage defectively sworn to or not sworn to at all, shall be and they are hereby made valid to all intents and purposes, as if said mortgage or assignment of mortgage had been in such matters in full conformity with the law in force at the time of such execution. Provided, that any such mortgage or assignment of mortgage is in other respects legal and valid; and provided further, that nothing in the Act of 1918, Chapter 396, shall affect the rights of any *bona fide* purchaser or creditor without notice, who becomes so prior to April 10, 1918.

This section is substantially the same as art. 21, sec. 91.

### **Vendor's Lien.**

An. Code, sec. 31. 1910, ch. 216, sec. 30 (p. 203).

**31.** When any real or personal estate or property shall be hereafter transferred or conveyed, and the purchase money, or any part thereof, shall remain unpaid at the time of the transfer or conveyance, the vendor shall not thereby have a lien or charge on the same for any other or different sum or sums of money than the sum or sums that shall appear to be due on the face of the deed or instrument conveying the same, and be therein, together with the time or times set for the payment thereof, specified and recited; provided, however, nothing herein contained shall be construed to affect in any way any mortgage given by a purchaser or purchasers to secure the payment of all or any part or parts of the purchase