

tion the debtor then pay all the interest then accrued and costs, and an instalment of one-fourth of the whole debt, there shall be a stay of execution for four months thereafter, when upon payment of the interest then due, and a second instalment of one-third of the original debt, there shall be a stay of four months thereafter; and upon the payment of the interest then due and a third instalment of one half the balance of the original debt at the expiration of that time, there shall be a further stay for four months thereafter; at the expiration of which time the entire balance of said debt with interest and all costs accrued after the first payment shall be paid; *provided, however,* that if the debtor shall fail to pay the first or any subsequent instalment at the time or in the manner and to the amount set forth, he shall forfeit all benefit of this act, and execution may issue as to the whole or any balance of the debt with interest and costs then due.

2. During the continuance of this act judgments rendered by justices of the peace within any of the counties of this State to which this act is made applicable, shall be liens on the real estate of the defendants in said judgments upon their being recorded as hereinafter provided for, upon their being filed with the clerk of the Circuit Courts of the several counties of the State, in which the defendants shall reside, and recorded in a record kept for that purpose, (for which the clerk shall receive twenty-five cents in each case,) but the lien of said payments shall not be considered as prior to judgments rendered in the Circuit Courts of this State at the term of said courts next succeeding the filing of the judgments rendered before justices of the peace as aforesaid, but shall be considered only equal as lien to them.

3. The securities provided for as to a mortgage of personal property, and also the immunity of the lien of judgments in the second section of the original act referred to shall apply to all cases covered by this act, and that this shall not apply to debts contracted after the passage of this act.

4. The period allowed by this act shall not be computed as a portion of the three years within which an execution may issue