

justice of the peace of this State, and upon all powers to sell, contained in any mortgage, and on all decrees for sale of mortgaged property, there shall be a further stay of execution after the period limited in said act, until the first day of November next, and on condition the debtor then pay all the interest then accrued and costs, and an instalment of one-fifth 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-fifth of the original debt, there shall be a stay for four months thereafter; and upon the payment of the interest then due and a third instalment of one-half of 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 cost accrued after the first payment shall be paid; *provided however*, that if the debtor should fail to pay the first or any subsequent instalment at the time or in the manner, and to the amount above 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.

Judgments rendered shall be liens, &c.

Sec. 3. *And be it enacted*, That during the continuance of this act judgments rendered by justices of the peace within any of the counties of this State, shall be liens on the real estate of the defendants in said judgments, upon their being recorded as hereinafter provided for; upon there 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.

Securities, and immunities of lien.

Sec. 4. *And be it enacted*, That the securities provided for as to mortgage of personal property, and also the immunity of the lien of judgments in the second section of the original act referred to,