

Recording of
deeds.

96. Every deed of real property shall be recorded within six months from the date of its acknowledgment.

97. Every deed of real property shall be recorded in the county or city in which the real estate conveyed lies, and when it lies in more than one county, shall be recorded in all.

98. Every deed of real property shall be considered recorded from the time it is filed with the recording officer.

99. Every deed of real property, from the time it is recorded, shall impart notice to all persons of the contents thereof.

100. Every deed of real property, when acknowledged and recorded as herein directed, shall take effect from the date of its acknowledgement.

101. Every deed of real property, when acknowledged as herein directed, may be recorded without any additional act or ceremony whatever.

102. No deed of real property shall be valid for the purpose of passing title, either between the parties thereto or third persons, unless acknowledged and recorded as herein directed.

CHAPTER 4TH.

MORTGAGES OF REAL PROPERTY.

Forms of mort-
gage.

103. A mortgage of real estate, to secure the payment of money, may be made in the following form, or to the like effect:

"This mortgage, made this day of by ,
witnesseth, that in consideration of the sum of dollars, with interest thereon, from , now due, from to , the said doth grant unto the said (here describe property;) provided, that if the said shall pay, on or before the day of , to the said the sum of dollars, with the interest thereon, from , then this mortgage shall be void.

Witness my hand and seal,

[Seal.]