

and estate of the grantor in the land therein mentioned, unless there be limitations or reservations showing, by implication or otherwise, a different intent.

5-102. Tenant of estate tail may grant in fee simple.

Any person seized of an estate tail, in possession, reversion or remainder, in any lands, tenements or hereditaments may grant, sell and convey the same in form of conveyance as if he were seized of an estate in fee simple, and such conveyance shall be good and available, to all intents and purposes, against all persons whom the grantor might debar by any mode of common recovery, or by any ways or means whatsoever.

5-103. Rights Conveyed by Assignment of Mortgage.

Every valid assignment of a mortgage shall be construed and deemed sufficient to convey to the assignee every right which the assignor possessed under said mortgage at the time of the assignment thereof.

5-104. Meaning of term "the said covenants".

When in a deed conveying property, the words "the said covenants" are used, such words shall have the same effect as if the covenant were expressed to be by the covenantor for himself, his heirs, devisees and personal representatives, and shall be deemed to be with the grantee in the deed, his heirs, devisees and personal representatives, successors and assigns.

5-105. Effect of general warranty.

A covenant by the grantor in a deed conveying property, "that he will warrant generally the property hereby conveyed," shall have the same effect as if the grantor had covenanted that he, his heirs, devisees and personal representatives, will forever warrant the said property unto the grantee, his heirs, devisees and assigns, against the lawful claims and demands of all persons whomsoever.

5-106. Effect of special warranty.

A covenant by a grantor in a deed conveying property, "that he will warrant specially the property hereby conveyed," shall have the same effect as if the grantor had covenanted that he, his heirs, devisees and personal representatives, will forever warrant and defend the said property unto the grantee, his heirs, devisees and personal representatives and assigns, against the lawful claims and demands of the grantor and all persons claiming or to claim by, through or under him.

5-107. Effect of covenant of seisin.

A covenant by the grantor in a deed for land, "that he is seized of the land hereby conveyed," shall have the same effect as if the grantor had covenanted that the said grantor at the time of the execution and delivery of the said deed is and stands lawfully seized of, in and to the same.