

That nothing hath past by such Deed or Deeds, Conveyance or Conveyances not inrolled, as aforesaid, the Repeal of the said Act notwithstanding.

A N D for the better ascertaining a Way and Method for Conveying of Manors, Lands, Tenements, and Hereditaments for the future, and for avoiding Abuses and Deceits by Mortgages ; Be it Enacted by the Kings most Excellent Majesty, by and with the Advice and Consent aforesaid, That from and after the Publication hereof, no Mannors, Lands, Tenements, or Hereditaments, whatsoever, within this Province, shall pass, alter, or change from one to another, whereby the Estate of Inheritance, or Freehold, or any Estate for above Seven Years shall be made, or take Effect in any Person or Persons, or any Use thereof to be made by reason of any Bargain and Sale only, except the Deed, or Conveyance, by which the same shall be intended to pass, alter, or change, the same be made by Writing indented and sealed, and the same to be acknowledged in the Provincial Court, or before One Justice thereof, or in the County Court, or before Two Justices of the same, where such Manors, Lands, Tenements, or Hereditaments do lye, and inrolled within Six Months after the Date of such Writing indented, as aforesaid ; and for the taking of such Acknowledgement, there shall be paid to the Party or Parties taking the same, One Shilling, and no more : And the Clerk shall immediately upon the Receipt of such Deed indorse the Time of his receiving the same on the Back thereof, and shall well and truly inroll such Deed or Conveyance in a good sufficient Book in Folio, to be regularly alphabetted in the Names of both Parties, and to remain in the Custody of the Clerk of the said Court for the time being, among the Records of the same Court, and that the same Clerk shall on the Back of every such Deed in a full Legible Hand, make an Indorsement of such Inrollment, and also of the Folio of the Book in which the same shall be inrolled, and shall to such Indorsement set his Hand.

P R O V I D E D always, and be it further Enacted by the Authority aforesaid, That when the Grantor or Grantors, Bargainor or Bargainors of such Lands, Tenements, or Hereditaments, shall live remote from either the Provincial Court, or County Court where the Land lieth, it shall and may be lawful for such Grantor or Bargainor to acknowledge the same in the County where such Bargainors live ; and a Certificate of such Acknowledgement, under the Hand of the County Clerk, and under the Seal of the same County of such Acknowledgement, shall be taken, deem'd, reputed, and be as good and valid, as if the same had been acknowledged either in the Provincial or County Courts where such Land lieth, and be a sufficient Warrant for such County Clerk where the Land lieth, to inroll the same ; and if any such Grantor or Bargainor of any Lands, or Tenements, as aforesaid, shall happen to be out of this Province, within any of His Majesty's Dominions, at the time of sealing such Writing or Writings indented, so as the same cannot be acknowledged, as is before directed, or inrolled within the Time for that Purpose herein before limited, that in every such Case such Lands, or Tenements, as aforesaid, shall be acknowledged by a Letter of Attorney, well and sufficiently proved, either in the Provincial or County Court where such Lands or Tenements lye, or before One Justice of the Provincial Court, or Two Justices of the County Court, as aforesaid, and be inrolled, as aforesaid ; Any thing herein before contained to the contrary thereof notwithstanding.

A N D be it further Enacted by the Authority aforesaid, That every such Writing indented, to be acknowledged and inrolled, as aforesaid, shall have Relation as to the passing and conveying of the Premises, and the Estate and Estates thereby passed, or intended to be passed, and conveyed by and from the Day of the Inrollment of the same, and not from the Day of the Date thereof, and shall at all times be construed and taken more favourably and beneficially for the Benefit and Advantage of the Grantee or Grantees, and more strongly