

tended 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 of the Justices thereof, or in the County-court, or before Two Justices of the same, where such Manors, Lands, Tenements or Hereditaments do lie, and enrolled within Six Months after the Date of such Writing indented as aforesaid. And for the taking of such Acknowledgment 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, endorse the Time of his receiving the same on the Back thereof, and shall well and truly enroll such Deed or Conveyance in a good sufficient Book in Folio, to be regularly Alphabeted in the Names of both Parties, and to remain in the Custody of the Clerk of the same 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 Endorsement of such Enrollment, and also of the Folio of the Book in which the same shall be enrolled, and shall, to such Endorsement set his Hand.

In six Months;

The Magistrates Fee;

The Clerks Duty.

And provided always, and be it further Enacted, by the Authority aforesaid, That when the Grantor or Grantors, Bargainer or Bargainers 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 Bargainer to acknowledge the same in the County where such Bargainers live; and a Certificate of such Acknowledgment under the Hand of the County Clerk, and under the Seal of the same County, of such Acknowledgment, shall be taken, deemed, reputed and be as good and valid, as if the same had been acknowledged either in the Provincial or County-court where such Land lieth, and be a sufficient Warrant for such County Clerk where the Land lieth, to enroll the same. And if any such Grantor or Bargainer 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 the Ensealing of such Writing or Writings indented, so as the same cannot be acknowledged, as is before directed, or enrolled 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 lie, or before One Justice of the Provincial Court, or Two Justices of the County-court, as aforesaid, and be enrolled as aforesaid; Any Thing herein before contained to the contrary, notwithstanding.

Acknowledgments to be certified to the proper Courts.

Grantor Non-resident may acknowledge by Attorney.

And be it further Enacted, by the Authority aforesaid, That every such Writing, Indented, to be Acknowledged and Enrolled 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 Enrollment 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 for the Barring the Grantors therein to be named, and according to such Intents as by the Words thereof shall appear to have been the true Intent of the Parties thereunto, although the same be not so firmly drawn as is used in England, where the Advice of Council, learned in the Law, may be easily had.

Deeds of Sale to take effect from the day of Enrollment.

And be construed in favour of the Vendee,

Tho' not so firmly drawn as in England,

Provided always, That if any Feme Covert be named as a Grantor in any such Writing indented, the same shall not be in Force to debar her or her Heirs, except upon her Acknowledgment of the same; and the

Proviso for Feme Covert,