

writing, and fixing the effect thereof as to subsequent purchasers, mortgagees, and judgment creditors," is hereby amended to read as follows:

Section 1. Be it enacted, &c., That all deeds, conveyances, contracts, and other instruments of writing wherein it shall be the intention of the parties executing the same to grant, bargain, sell, and convey any lands, tenements, or hereditaments situate in this Commonwealth, upon being acknowledged by the parties executing the same or proved in the manner provided by the laws of this Commonwealth, shall be recorded in the office for the recording of deeds in the county where such lands, tenements, and hereditaments are situate. Every such deed, conveyance, contract, or other instrument of writing which shall not be acknowledged or proved and recorded, as aforesaid, shall be adjudged fraudulent and void as to any subsequent bona fide purchaser or mortgagee or holder of any judgment, duly entered in the prothonotary's office of the county in which the lands, tenements, or hereditaments are situate, without actual or constructive notice unless such deed, conveyance, contract, or instrument of writing shall be recorded, as aforesaid, before the recording of the deed or conveyance or the entry of the judgment under which such subsequent purchaser, [or] mortgagee, or judgment creditor shall claim. *Nothing contained in this act shall be construed to repeal or modify any law providing for the lien of purchase money mortgages.*

Recording deeds, conveyances, etc., for sale of land.

Effect of unrecorded instrument as to subsequent purchaser, mortgagee or judgment creditor.

Liens of purchase money mortgages.

APPROVED—The 12th day of June, A. D. 1931.

GIFFORD PINCHOT

No. 192

AN ACT

To authorize boroughs to sue out writs of scire facias on certain municipal claims, where more than five years have elapsed since said claims were filed, and to reduce such claims to judgment; and providing for the revival and collection of such judgments.

Section 1. Be it enacted, &c., That whenever any borough has heretofore filed in the office of the prothonotary of the proper county any municipal claim or claims, and the borough has not, within the period of five years after the date on which any such claim was filed, sued out a writ of scire facias to reduce the same to judgment, then, in any such case, any such borough may, within three months after the passage and approval of this act, issue its praecipe for a writ of scire facias on

Municipal claims.

Boroughs.

Scire facias may be sued out to reduce claim to judgment after five years.

any such municipal claim and proceed to judgment in the manner provided by law to obtain judgments upon municipal claims; and such judgment shall be a valid judgment and be a lien upon the real estate upon which it was a lien at the time it was filed, and said judgment may be revived and collected as other judgments upon municipal claims are revived and collected: Provided, however, That the lien of any such judgment shall not reattach against any real estate transferred to any purchaser during the time when the lien of any such municipal claim was lost, nor shall the lien of any such judgment impair or affect the priority of the lien of any mortgage or other lien which gained priority because of the failure of the borough to sue out the writ of scire facias within the five year period or was entered of record during the time the lien of such municipal claim was lost.

Lien on real estate.

Revival and collection.

When lien shall not reattach, etc.

When effective. This act shall be in effect immediately upon its passage, and approval by the Governor.

APPROVED—The 12th day of June, A. D. 1931.

GIFFORD PINCHOT

No. 193

AN ACT

To amend section one of the act, approved the twenty-ninth day of June, one thousand nine hundred and twenty-three (Pamphlet Laws, nine hundred forty-four), entitled "An act relating to salaries, compensation, bonds, offices, and supplies of certain county officers, their deputies and clerks, in counties of the sixth class," by fixing the salary of the controller.

Counties of sixth class.

Salaries, etc.

Section 1, act of June 29, 1923 (P. L. 944), amended.

Compensation of certain county officers.

Controller.

Section 1. Be it enacted, &c., That section one of the act, approved the twenty-ninth day of June, one thousand nine hundred and twenty-three (Pamphlet Laws, nine hundred forty-four), entitled "An act relating to salaries, compensation, bonds, offices, and supplies of certain county officers, their deputies and clerks, in counties of the sixth class," is hereby amended to read as follows:

Section 1. Be it enacted, &c., That in counties of the sixth class, the compensation of the county treasurer shall be fixed under the provisions of existing law, but the treasurer shall not, in any case, receive more than four thousand dollars (\$4,000) in any one year. The annual salary of the clerk of the courts of quarter sessions shall be two thousand five hundred dollars (\$2,500); *the annual salary of the controller shall be two thousand five hundred dollars (\$2,500)*; the annual salary of the clerk of oyer and terminer shall be one thousand (\$1,000) dollars; the annual salary of clerks of orphans' court shall be two thousand five hun-