

1783. deeds," passed the twenty-eighth day of May, one thousand seven hundred and fifteen, it is provided, that no deed or mortgage, or defeasible deeds in the nature of mortgages, thereafter to be made, should be good or sufficient to convey or pass any freehold or inheritance, or to grant any estate therein for life or years, unless such deed be acknowledged or proved, and recorded, within six months after the date thereof, where such lands lie.

SECT. II. And whereas the interruptions of the war, the expiring of the proper officers' commissions by the late revolution, the invasion of the enemy, and other causes, may have prevented many mortgages, or defeasible deeds in nature of mortgages, made and executed between the first day of January, in the year of our Lord one thousand seven hundred and seventy-six, and the eighteenth day of June, in the year of our Lord one thousand seven hundred and seventy-eight, from being acknowledged or proved, and recorded, within the times limited by the said act, whereby many of the citizens of this commonwealth may lose their just demands, unless provision be made by law to prevent the same :

SECT. III. *Be it therefore enacted, and it is hereby enacted by the Representatives of the Freemen of the commonwealth of Pennsylvania, in General Assembly met, and by the authority of the same,* That all mortgages, and defeasible deeds in nature of mortgages, of any lands, tenements or hereditaments, within this commonwealth, made and executed at any time or times between the said first day of January, one thousand seven hundred and seventy-six, and the said eighteenth day of June, one thousand seven hundred and seventy-eight, which hath or have, at any time or times since the date or dates thereof, been acknowledged or proved, and recorded, or which shall, within six months from and after the passing of this act, be acknowledged or proved, and recorded, in the manner directed in and by the said recited act, shall be as good and effectual in law, to all intents and purposes (except as herein after is provided,) as if the same had been acknowledged or proved and recorded, within the time limited in and by the said recited act.

SECT. IV. *Provided always nevertheless,* That nothing in this act contained shall extend to, or be deemed or construed to operate against, any subsequent judgment, statute, recognizance, attainder, forfeiture or lien, whatsoever, or against any subsequent *bona fide* mortgagee or mortgagees, purchaser or purchasers, of any estate, lands, tenements or hereditaments, mentioned or contained in any such prior deed or mortgage, or defeasible deed in nature of a mortgage, who shall have taken such subsequent mortgage, or made such subsequent purchase, before such prior mortgage, or defeasible deed in nature of a mortgage, was or shall be acknowledged or proved and recorded, agreeable to the directions of this act.

Passed 23d September, 1783.—Recorded in Law Book No. II. page 165.

#### CHAPTER MXXX.

*An ACT for incorporating St. Paul's church, in the city of Philadelphia.*

Passed 23d September, 1783.—Private Act.—Recorded in Law Book No. II. page 167.

Mortgages, &c. made between January 1, 1776, and June 18, 1778, upon being recorded within six months made valid.

Provision in favour of bona fide mortgagees and purchasers.