

83. By virtue of every such transfer the right to sue upon any mortgage or other instrument, and to recover any debt, sum of money, annuity or damage thereunder (notwithstanding the same may be deemed or held to constitute a chose in action), and all interest at the time of such transfer in any such debt, sum of money, annuity or damages, shall be transferred so as to vest the same in law in the transferee thereof: Provided always, that nothing herein contained shall prevent any court of competent jurisdiction from giving effect to any trusts affecting the said debt, sum of money, annuity or damages, in case the said transferee shall hold the same as trustee for any other person.

Rights of transferee.

84. In every memorandum of mortgage there shall be implied against the mortgagor remaining in possession, a covenant that he will repair and keep in repair all buildings or other improvements erected and made upon the land, and that the mortgagee may, at all convenient times, until such mortgage is redeemed, be at liberty, with or without surveyors or others, to enter into or upon such land to view and inspect the state of repair of such buildings or improvements.

Implied covenant to repair by mortgagor.

POWERS OF ATTORNEY.

85. The registered proprietor of any land, estate or interest, may authorize and appoint any person to act for him or on his behalf in respect of the transfer or other dealing with such land, estate, or interest in accordance with the provisions of this Act, by executing a power of attorney in any form heretofore in use for the like purpose, or in form N in the said schedule, or as near thereto as circumstances permit, and a duplicate or attested copy thereof shall be deposited with the registrar, who shall enter in the register a memorandum of the particulars therein contained and the date and hour and minute it is deposited with him.

To be in form N of schedule.

Registration.

86. Any such power of attorney may be revoked by a revocation order in the form O in the said schedule, and after the registration of any revocation of a power the registrar shall not give effect to any transfer or other instrument signed pursuant to such power unless under any registration abstract outstanding at the time.

Revocation; how effected.

[REGISTRATION ABSTRACT.

87. The registrar, upon the application of any registered owner of land subject to this Act, shall grant to such owner a registration abstract in the form P in the said schedule, enabling him to transfer or otherwise deal with his land at any place without the Territories, and shall, at the same time, enter in the register a memorandum recording the issue of such registration abstract, and shall endorse on the certificate of title or other instrument evidencing the title of such applicant owner, a like memorandum; and after the issuing of such registration abstract no transfer or other deal-

Registrar to grant abstract to enable owner to deal with land when out of Territories.