

notarial act or deed, the number thereof, and the said year, day of the month, and hour or time of the day, when the same came to the hands of the registrar; and every registrar shall in each book of registers, or in a separate book, respectively keep an alphabetical index of the names of all vendors and purchasers of real property, and of other parties to conveyances thereof, or to other notarial acts relating thereto, and of all mortgagers and mortgagees, and also an index descriptive of all real property sold, conveyed or mortgaged in the said inferior district and circles, with reference to the number of every such notarial act or deed respectively, so enregistered.

VIII. And be it further enacted by the authority aforesaid, that where any real property in the said townships shall be specially charged by any contract of marriage the clause or clauses of such contract so specially charging any real property therein described, shall be enregistered in the book of registers aforesaid; and no contract of marriage creating a charge upon real property in the said townships, without specification thereon of such property respectively, shall bind the same against a *bonâ fide* purchaser thereof.

IX. And be it further enacted by the authority aforesaid, that every registrar so to be appointed shall give due attendance at his office every day in the year, (Sundays and Holidays, excepted,) from the hour of ten in the forenoon to the hour of one in the afternoon, and from the hour of three to that of five in the afternoon, for the despatch of all business belonging to the said office; and every such registrar, as often as he shall be required, during the said office-hours, shall make search concerning notarial acts or deeds enregistered as aforesaid, and give certificates respecting the same, under his hand, if required by any person having an interest of any kind in any real property so enregistered, or intending to become a purchaser of the whole or any part thereof, or to lend money thereon; and every such registrar shall be entitled to demand and receive forthwith, for and after the entry and registration of any such notarial act or deed, as is by this act directed, to be made the sum of _____ and no more, in case the same doth not exceed two hundred words, but if the same shall exceed two hundred words, then after the rate of _____ for every hundred words, therein contained, over and above the first two hundred words; and for every search in the said office without a certificate being required, and where the names of the parties to the act or deed are given, the registrar shall be entitled to _____ and no more; and where the description of the real property is given, with a certificate thereof, the said registrar shall be entitled to demand and receive _____ for every certificate of registry _____ and no more.

X. And be it further enacted by the authority aforesaid, that if any person or persons, after the passing of this act, shall convey or mortgage any real property, situate within any of the townships abovesaid, to two or more persons at different times, or about the same time, and any doubt or dispute shall arise about the priority of such conveyance or mortgages, then and in such case the act or deed of conveyance or of mortgage, first entered in manner before directed, on the register book for the said inferior district or circle respectively, where the said property is situate, shall be deemed and taken and is hereby declared, and shall be adjudged by all courts within this province, to be the first conveyance or first and prior legal mortgage, as the case may be, provided it be made *bonâ fide* and upon good and valuable consideration, any law, usage or custom to the contrary notwithstanding.

XI. Provided always and be it further enacted, that nothing herein contained shall extend, or be construed to extend, to deprive any *Vendor*, *Lessor*, or *Bailleur de fonds*, declared to be such in and under any notarial act or deed, enregistered as aforesaid, of his or her rights and privileges as such *Ven-*