

and shall and may take, have, hold, possess and enjoy the same estate, title, property, benefits, advantages, rights, privileges and powers as such purchaser or purchasers as any  
 5 other purchaser or purchasers not interested in the lands or tenements so sold, as Mortgagee or Mortgagees; provided always, that if the Mortgagee of the said premises shall become the purchaser thereof, he shall give to  
 10 the Mortgagor a release of the debt, for the payment of which the mortgage may be given: and if any other person shall become such purchaser, and the Mortgagee shall enforce payment against the Mortgagor, of the debt  
 15 to secure which the mortgage was given, then such purchaser shall be compelled to repay the said debt and interest to the Mortgagor, and in default of such payment, within one calendar month after the same is  
 20 demanded, the Mortgagor may sue such person in any Court of competent jurisdiction, and recover the amount of such debt and interest, in an action for money had and received, and until the said debt and interest, if recovered from or paid by the said Mortgagor after such sale, shall be repaid to him, the same shall be a charge upon the premises so mortgaged and sold.

Proviso: he shall release the debt for which the mortgage was given.

Provision if any other person shall be the purchaser.

IV. And be it enacted, That where words  
 30 occur in this Act, importing the singular number or the masculine gender only, they shall be understood to include more than one person, matter or thing of the same kind, as well as one person, matter or thing, and females as well as males, unless it be otherwise  
 35 expressly provided; and when it would be consistent and reconcilable with the intent and meaning of this Act, wherever any person is described, it shall be held to apply to  
 40 such person, his heirs, executors, administrators or assigns; and all other words, terms or phrases shall receive such fair and liberal construction as shall be best adapted to carry out this Act according to its true intent and  
 45 meaning.

Interpretation clause.