

interest which shall have become due during the whole time that such prior Mortgagor or Incumbrancer was in such possession or receipt as aforesaid, although such time may have exceeded the said term of six years.

XLVI. *And be it further enacted by the authority aforesaid,* That any Corporation aggregate in this Province, capable of taking and conveying Land, shall be deemed to have been and shall be deemed to be capable of taking and conveying Land by deed of bargain and sale, in like manner as any person in his natural capacity, subject nevertheless to any general limitations or restrictions as to holding or conveying real Estate which may be applicable to such Corporation.

Corporations aggregate may convey by bargain and sale.

XLVII. *And be it further enacted by the authority aforesaid,* That after the passing of this Act, a deed of bargain and sale of Land in this Province shall not be held to require enrollment or to require registration to supply the place of enrollment for the mere purpose of rendering such bargain and sale a valid and effectual conveyance for passing the Land thereby intended to be bargained and sold: *Provided always, nevertheless,* that the necessity of registering such deed of bargain and sale in the Register of the County in which the Land is situated, in order to guard against a subsequent purchaser of the same Lands obtaining title by prior registry, shall continue as before the passing of this Act.

Deed of bargain and sale shall not require enrollment to render it a valid conveyance.

but the necessity for registering, to prevent a subsequent purchaser from gaining priority, shall continue as before.

XLVIII. *And be it further enacted by the authority aforesaid,* That whenever by any Letters Patent, Assurance or Will, made and executed after the first day of July, one thousand eight hundred and thirty-four, Land shall be granted, conveyed or devised to two or more persons other than Executors or Trustees, in fee simple, or for any less Estate, it shall be considered that such persons take as tenants in common, and not as joint tenants, unless an intention sufficiently appears on the face of such Letters Patent, Assurance or Will, that they shall take as joint tenants.

Grantees, devisees, &c. shall not take as joint Tenants, unless such intention be expressed.

XLIX. *And be it further enacted by the authority aforesaid,* That when the Will of any person who shall die after the passing of this Act shall contain a devise, in any form of words, of all such real Estate as the Testator shall die seized or possessed of, or of any part or proportion thereof, such Will shall be valid and effectual to pass any Land that may have been or may be acquired by the Devisor after the making of such Will, in the same manner as if the title thereto had been acquired before the making thereof.

Estates acquired after the making of a Will, may pass by the Will where such intention is expressed.