

mortgage is paid
register shall
make an entry
thereof in the
margin.

if at any time afterwards a certificate shall be brought to the said register signed by the mortgagee, in such mortgage, his executors, administrators or assigns, and attested by two witnesses, whereby it shall appear that all monies due upon such mortgage, have been paid or satisfied in discharge thereof (which witnesses shall upon their oath, before one of the judges of his Majesty's supreme court of judicature, or before the said register, who are hereby respectively empowered to administer such oath, prove such monies to be satisfied and paid accordingly, and that they saw such certificate signed by the said mortgagee, his executors, administrators, or assigns) that then and in every such case, the said register shall make an entry in the margin of the said registry book, against the registry of the said mortgage deed, that the same was satisfied and discharged, according to such certificate, to which the same entry shall refer, and also to a registry and transcript at full length of the said certificate, which shall be made in the registry books, and he shall also file such certificate, to remain in the said registers office. Or any such mortgagee, his executors, administrators, or assigns, having received full payment and satisfaction for all monies due by virtue of such mortgage, may acknowledge and cause such payment and satisfaction thereof to be entered in the margin of the said registry book, against the registry of the said mortgage deed, and subscribe his proper hand and name thereto, in presence of the said register, who shall also sign his name a witness thereto, which shall for ever after be a full discharge and release of such mortgage.

Mortgagee may
discharge the
mortgage by en-
tering an ack-
nowledgment of
payment and sa-
tisfaction in the
margin.

This act not to
extend to leases
not exceeding
three years, &c.

XVIII. *Provided always, and be it further enacted*, That this act shall not extend to any lease, not exceeding three years, where the actual possession and occupation goeth along with the lease.

Register offices
to be erected in
towns appointed
by the Governor.

XIX. *And be it further enacted*, That the several registers offices in the several counties of this province which by this act are or hereafter shall be erected and established, shall be held and kept in such convenient towns and places, in such counties respectively, as shall be appointed and ordained for that purpose by the Governor.

In deeds, &c.
deed registered,
the words *grant*,
bargain and *sell*,
shall be adjudged
tantamount to
certain express
covenants.

XX. *And be it further enacted*, That in all deeds of bargain and sale, and all other grants and conveyances, hereafter registered in pursuance of this act, whereby an estate of inheritance in fee simple is limited to the grantee or bargainee, and his heirs, the words *grant*, *bargain* and *sell*, shall amount to, and be construed and adjudged in all courts of judicature to be, express covenants to the bargainee or grantee, their heirs and assigns respectively, from the bargainor and grantor, for him and themselves respectively, their several and respective heirs, executors and administrators, that the bargainor and grantor respectively, notwithstanding any act done by him or them, was and respectively were,