

and shall be binding against the person against whom judgment shall be so entered up, and against all persons claiming under him after such judgment, and shall also be binding as against the issue of his body, and all other persons whom he might without the assent of any other person cut off and debar from any remainder, reversion or any other interest, in or out of the said lands, tenements or hereditaments; and that every judgment-creditor shall have such and the same remedies in a Court of Equity against the hereditaments so charged by virtue of this Act or any part thereof, as he would be entitled to in case the person against whom such judgment shall have been so entered up, had power to charge the same hereditaments and had by writing under his hand agreed to charge the same with the amount of such judgment debt and interest; and all such judgments shall be claimed and taken to be valid and effectual according to the priority of registering such certificates: Provided nevertheless, that nothing herein contained shall be deemed or taken to alter or affect any doctrine of Courts of Equity whereby protection is given to purchasers for valuable consideration without notice.

Proviso.

All deeds, &c. executed after 1st January 1851, must be registered.

III. And be it enacted, That every deed or conveyance which shall be executed at any time after the 1st day of January 1851, whereby any lands, tenements or hereditaments in Upper Canada may be in any wise affected in law or equity, shall be adjudged fraudulent and void, not only against any subsequent purchaser or mortgagee for valuable consideration, but also against a subsequent judgment-creditor, unless such memorial be registered as by the said first recited act is specified before the registering of the memorial of the deed or conveyance, or the certificate of the judgment, under which such subsequent purchaser, mortgagee, or judgment-creditor respectively shall claim; and every devise made by any person who shall die after the 1st day of January, 1851, whereby any lands, tenements or hereditaments in Upper Canada shall be in any wise affected at law or in equity, shall be adjudged fraudulent and void against a subsequent purchaser or mortgagee for valuable consideration unless a memorial of such will be registered in the manner directed by the said first recited Act, subject nevertheless to the provisions contained in the twelfth Section thereof.

And all wills of persons dying after the said time.

Deeds, &c. to take priority according to the date of registry.

IV. And whereas the doctrine of tacking has been found to be productive of injustice, and requires correction: Be it enacted, That every deed and conveyance executed after the first day of January 1851, a memorial whereof shall be duly registered, and every judgment recovered after the date last aforesaid, a certificate whereof shall be duly registered, shall be deemed and taken as good and effectual both in law and equity according to the priority of the time of registering such memorial or