

passing and transferring the estate and possession of such lands, tenements, and hereditaments, according to the intents, uses and purposes in such conveyance or instrument expressed, without livery of seisin, or any other act, or deed, or form, or ceremony whatsoever.

Conveyances so registered, and copies thereof, to be as good and sufficient evidence as Deeds enrolled in Courts at Westminster.

XII. And be it enacted, That all conveyances or instruments so executed, acknowledged, or proved, and also registered, and which shall appear to be so acknowledged or proved, and registered, by endorsement or certificate thereon in manner aforesaid, and all copies of the registry thereof, duly certified by the Register, shall be allowed in all Courts where such conveyances and instruments, or copies, shall be produced, to be as good and sufficient evidence as any bargains and sales enrolled in any of the Courts of Westminster, and the copies of the enrolments thereof are in any Court in Great Britain.

A certified copy of the registry of a Deed may be produced in evidence on certain conditions.

XIII. And be it enacted, That in any suit in any Court of law or equity in this Province, where any party may be desirous of giving in evidence any conveyance or instrument which may have been duly registered pursuant to the Act or Acts of Assembly in such case made and provided, and which may be relevant to the matter in question, such party may produce in evidence a copy of the registry of such conveyance or instrument, certified under the hand of the Register of the County where the same may be registered; which copy shall in the absence of the original conveyance or instrument be received and allowed as good and sufficient evidence of the contents of such original conveyance or instrument: Provided always, that before any such copy shall be received in evidence, it shall be made to appear to the satisfaction of the Court, by affidavit, that such original conveyance or instrument is not in the possession or under the control of the party so offering such copy in evidence, and that such party doth not know where the same may be found; provided also, that at least fourteen days notice in writing be given to the adverse party, his Attorney or Agent, of the intention to offer such certified copy in evidence; which notice shall be accompanied by a copy of such certified copy, and of the affidavit hereinbefore required; and the due service of such notice, with the requisite accompaniments, shall also be proved either *viva voce*, or by affidavit, to the satisfaction of the Court.

No certified copy to be otherwise received in evidence unless by consent, &c.

XIV. And be it enacted, That no certified copy of the registry of any conveyance or instrument shall be received in evidence otherwise than is hereinbefore provided, unless by consent of parties, or unless it shall be made to appear to the satisfaction of the Court at which the trial may be had that the original conveyance or instrument is in the possession of the adverse party, and that due notice has been given to such party to produce the same at the trial, anything herein contained to the contrary notwithstanding.

Powers of Attorney duly proved, may be registered.

XV. And be it enacted, That every Letter or Power of Attorney, or other deed or instrument whereby power or authority is given to convey, transfer or affect any lands, tenements and hereditaments in this Province, may be registered in the same manner as any conveyance or instrument, provided the same shall have been duly acknowledged or duly proved in the same manner as is required by this Act for the acknowledging or proving of any conveyance or other instrument; and that the registry of any conveyance or instrument made and executed by virtue of any such power or authority shall not be valid and effectual, unless the deed or instrument granting such power or authority, or some deed or instrument subsequently confirming the same, shall be duly registered in the Registry Office of the County in which the lands, tenements or hereditaments to which the same may relate, are situate.

Conveyances founded on Powers of Attorney not registered, to be void, unless subsequently confirmed.

Penalties for forging certificates of acknowledgments, &c.;

XVI. And be it enacted, That if any person shall forge or counterfeit any certificate required by the provisions of this Act, of the acknowledgment or proof of any such conveyance or instrument, or of the registry thereof, such person being thereof lawfully convicted, shall incur and be liable to such pains and penalties as are imposed upon persons by the Laws of this Province for the crime of Forgery; and if any person shall, at any time, falsely, maliciously, and corruptly, make oath or swear before any Court, person, or authority, in any of the cases hereinbefore mentioned, and be thereof lawfully convicted, such person shall incur and be liable to all the pains and penalties inflicted upon persons committing and convicted of wilful and corrupt perjury.

and for falsely swearing, under this Act.

A Mortgage may be discharged by certificate of Mortgagee;

XVII. And be it enacted, That any Mortgage already registered, or which may hereafter, under the provisions of this Act, be registered, may be discharged by a certificate under the hand and seal of the Mortgagee, his executors, administrators or assigns, declaring that all the monies due upon the Mortgage have been paid, or that the Mortgage has been otherwise satisfied and discharged; which certificate shall be duly acknowledged or proved in like manner as a conveyance

[Certificate to be acknowledged or proved, and registered.]