

VALIDATING MORTGAGES

Act of May 2, 1901, P.L. 126, No. 91

Cl. 69

AN ACT

To validate mortgages, conveyances, and other instruments which have been defectively acknowledged.

Section 1. Be it enacted, &c., That no grant, bargain and sale, feoffment, deed of conveyance, release, assignment, or other assurance of lands, tenements or hereditaments, whatsoever, or mortgages thereof, heretofore executed and delivered by husband and wife to bona fide purchasers or mortgagees for a valuable consideration, and acknowledged by them before an officer duly authorized by law to take such acknowledgment, shall be deemed, held or adjudged invalid or defective, or insufficient in law, by reason of any informality in the acknowledgment made before such officer, as aforesaid; but all and every such grant, bargain and sale, feoffment, deed of conveyance, release, assignment, or other assurance or mortgage, so made, executed and acknowledged, as aforesaid, shall be as good, valid and effectual in law for transferring, passing, conveying and mortgaging the estate, right, title and interest of such husband and wife in and to the lands, tenements and hereditaments mentioned in the same, as if all the requisites and particulars of such acknowledgement mentioned in the act, entitled "An act for the better confirmation of the estate of persons holding or claiming under a feme covert, and for establishing a mode by which husband and wife may hereafter convey their estates," approved the twenty-fourth day of February, one thousand seven hundred and seventy, had been fully complied with, and particularly set forth in the certificate thereof, and the record of the same duly made in the proper office for recording of deeds in this Commonwealth; and exemplifications of the same, duly certified, shall be legal evidence in all cases in which the original would be competent evidence: Provided, That this act shall not apply to suits now pending and undetermined.