

LIEN OF MORTGAGES AND DEFEASIBLE DEEDS
Act of Apr. 27, 1927, P.L. 440, No. 284
AN ACT

Cl. 68

Relating to the lien of mortgages and defeasible deeds in the nature of mortgages; and protecting the lien of mortgages given by purchasers to sellers, if recorded within thirty days from the date of such mortgage.

Compiler's Note: Section 2 of Act 422 of 1967 provided that Act 284 is repealed insofar as it is inconsistent with Act 422.

Section 1. Be it enacted, &c., That from and after the passage of this act, all mortgages, or defeasible deeds in the nature of mortgages, made or to be made or executed for any lands, tenements, or hereditaments within this Commonwealth, shall have priority according to the date of recording the same, without regard to the time of making or executing such deeds; and it shall be the duty of the recorder to endorse the time upon the mortgages or defeasible deeds, when left for record, and to number the same according to the time they are left for record, and, if two or more are left upon the same day, they shall have priority according to the time they are left at the office for record. No mortgage, or defeasible deed in the nature of a mortgage, shall be a lien, until such mortgage or defeasible deed shall have been recorded, or left for record, as aforesaid. Any mortgage, given by purchaser to seller, for any part of the purchase money of the land so mortgaged, shall have a lien from the time of delivery of said mortgage, provided the same be recorded within thirty days from the date of the mortgage.