

Mr. Shera.

PROPERTY LAW CONSOLIDATION ACT AMENDMENT.

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A BILL INTITULED

AN ACT to amend "The Property Law Consolidation Act, 1883." Title.

BE IT ENACTED by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows:—

1. The Short Title of this Act is "The Property Law Consolidation Act Amendment Act, 1893." Short Title.

2. Notwithstanding anything contained in "The Property Law Consolidation Act, 1883," no mortgagor of any land or hereditaments shall, after the coming into operation of this Act, be liable at law or in equity upon any covenant, expressed or implied, in any mortgage-deed to pay the principal moneys secured, charged, or advanced upon mortgage of any lands or hereditaments; but nothing herein contained shall limit or affect the liability of any mortgagor to pay the interest from time to time accruing due in respect of any such principal moneys. Mortgagor not liable upon covenant in mortgage-deed to pay principal moneys.

3. No contract or covenant, whether in any mortgage-deed or in any other instrument, whereby the mortgagor contracts or covenants to pay the principal moneys secured, charged, or advanced upon any mortgage of any lands or hereditaments, shall, from and after the coming into operation of this Act, have any force or validity at law or in equity. Contract or covenant to pay principal moneys to have no validity.

4. The provisions of this Act shall not apply to any mortgage, or contract, or covenant made or entered into prior to the coming into operation of this Act, nor shall anything in this Act contained be deemed to limit or affect the right or power of the mortgagee of any lands or hereditaments to sell the mortgaged property contained or implied in any deed of mortgage. Act not to be retrospective.

Interpretation.

5. "Mortgage-deed" shall mean and include any instrument whereby any moneys are charged, secured, or advanced upon lands or hereditaments, or upon any legal or equitable interest in any lands or hereditaments.

"Lands" and "hereditaments" shall include chattel interests in lands. 5

Time when Act shall come into operation.

6. This Act shall come into operation on the *first* day of January, one thousand eight hundred and ninety-four.