

sation payable by such counties; prescribing certain duties of and certain fees to be collected by the recorder of deeds; and eliminating the triennial assessment," is hereby amended to read as follows:

Section 605. Recorder of Deeds to Furnish Record of Conveyances; Compensation.—It shall be the duty of the recorder of deeds in each county to keep a daily record, separate and apart from all other records, of every deed or conveyance of land in said county entered in his office for recording, which record shall set forth the following information, to wit: The date of the deed or conveyance, the names of the grantor and grantee, *the complete post office address of the grantee*, the consideration mentioned in the deed, the location of the property as to city, borough, ward, town or township, the acreage of the land conveyed, if mentioned, and if the land conveyed be a lot or lots on a recorded plan, the number or numbers by which the same may be designated on the plan, if mentioned in the deed, and it shall be the further duty of the recorder on or before the first Monday of each month, to file the aforesaid daily record in the office of the board for the assessment and revision of taxes of the proper county, together with his certificate appended thereto, that such record is correct, and the recorder of deeds shall charge and collect from the person presenting a deed of conveyance for record, the sum of fifteen cents when it contains but one description of land and ten cents for each additional description therein described, which sum shall be in full compensation for his services under this act.

APPROVED—The 28th day of June, A. D. 1951.

JOHN S. FINE

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No. 176

AN ACT

Giving liens against real property priority over each other in point of time; fixing the time from which priorities extend; and imposing duties on judges and certain court and county officers and employees.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. This act shall be known and may be cited as the "Lien Priority Law."

Section 2. Liens against real property shall have priority over each other on the following basis:

(1) Purchase money mortgages, from the time they are delivered to the mortgagee, if they are recorded

"Lien Priority Law."

Short Title.

Basis of priority of liens against real property.

within thirty days after their date; otherwise, from the time they are left for record.

(2) Other mortgages and defeasible deeds in the nature of mortgages, from the time they are left for record.

(3) Verdicts for a specific sum of money, from the time they are recorded by the court.

(4) Adverse \*judgments, orders and decrees, from the time they are rendered.

(5) Amicable \*judgments, from the time the instruments on which they are entered are left for entry.

(6) Writs which when issued and indexed by the prothonotary create liens against real property, from the time they are issued.

(7) Other instruments which when entered or filed and indexed in the prothonotary's office create liens against real property, from the time they are left for entry or filing.

Duties of judges and certain court and county officers and employes.

Section 3. (a) The recorder of deeds shall endorse upon each mortgage and defeasible deed and on the record thereof, the time when each is left for record.

(b) The person who records a verdict or a judgment, order or decree rendered in open court shall endorse on the record thereof the time it was recorded.

(c) The judge who signs a judgment, order or decree shall endorse thereon the time he signed it.

(d) The prothonotary shall endorse upon (1) each instrument on which an amicable \*\*judgment is entered or which otherwise creates a lien against real property, the time it was left for entry or filing; and (2) each writ creating a lien against real property, the time it was issued.

(e) The prothonotary shall note on the dockets in his office where each verdict, judgment, order, decree, instrument or writ creating a lien against real property is entered, the time it was recorded, rendered, left for filing, or issued.

Act of April 27, 1927, P. L. 440 repealed in part.

Section 4. (a) The act, approved the twenty-seventh day of April, one thousand nine hundred twenty-seven (Pamphlet Laws 440), entitled "An act 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," is hereby repealed insofar as it is inconsistent with or supplied by this act.

Other inconsistent acts repealed.

All other acts and parts of acts are hereby repealed insofar as they are inconsistent with the provisions of this act.

Priority of existing liens not affected.

(b) This act does not affect the priority of any lien which now, by law, has priority to all other liens; nor

\* "judgements" in original.  
\*\* "judgement" in original.

does it repeal or otherwise affect any provision of the act, approved the third day of July, one thousand nine hundred forty-seven (Pamphlet Laws 1234), known as the "Judgment Lien Law"; or of section three of the act, approved the twenty-second day of April, one thousand eight hundred fifty-six (Pamphlet Laws 532), entitled "An act for the greater certainty of title and more secure enjoyments of real estate."

Section 5. The provisions of this act shall become effective on the first day of September, one thousand nine hundred fifty-one, and shall apply only to liens created on and after that date.

Act of July 3, 1947, P. L. 1234, not repealed or otherwise affected.

Section 3, act of April 22, 1856, P. L. 532, not repealed or otherwise affected.

Act effective September 1, 1951, and applicable only to liens created on and after that date.

APPROVED—The 28th day of June, A. D. 1951.

JOHN S. FINE

No. 177

### AN ACT

To further amend subsection (b) of section 1103 of the act, approved the first day of May, one thousand nine hundred twenty-nine (Pamphlet Laws 905), entitled "An act for the protection of the public safety; regulating the use of highways, and the operation of vehicles, tractors, street cars, trackless trolley omnibuses, bicycles, pedestrians, and the riding of animals upon the highways of this Commonwealth; providing for the \*titling, including liens, encumbrances, and legal claims; registration of certain vehicles and licensing the operators thereof, upon payment of prescribed fees; prescribing and limiting the powers of local authorities to deal with the subject matter of this act; conferring powers and imposing duties upon the Department of Revenue, the Department of Highways, peace officers, mayors, burgesses, magistrates, aldermen, justices of the peace, the courts and the clerks thereof, owners of vehicles, and garage keepers; providing that records are admissible as evidence; imposing upon owners, counties, cities, boroughs, incorporated towns, townships, within the Commonwealth, liability for damages caused by the negligent operation of their motor vehicles; imposing penalties; imposing certain costs upon counties; providing for the disposition of fines, forfeitures, fees, and miscellaneous receipts; making an appropriation and providing for refunds," by authorizing townships of the first class to remove and impound vehicles.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. Subsection (b) of section 1103 of the act, approved the first day of May, one thousand nine hundred twenty-nine (Pamphlet Laws 905), entitled "An act for the protection of the public safety; regulating the use of highways, and the operation of vehicles, tractors, street cars, trackless trolley omnibuses, bicycles, pedestrians, and the riding of animals upon the high-

"The Vehicle Code."

Subsection (b) of section 1103, act of May 1, 1929, P. L. 905, as added by act of June 22, 1931, P. L. 751, and as amended by act of May 12, 1949, P. L. 1293, further amended.

\* "titling" in original.