

**SENATE . . . . . No. 13**

By Mr. Keating, a petition (accompanied by bill, Senate, No. 13) of William R. Keating and William V. Hovey for legislation relative to the recording of mortgage assignments affecting registered land. Banks and Banking.

**The Commonwealth of Massachusetts**

In the Year One Thousand Nine Hundred and Ninety-Four

AN ACT RELATIVE TO THE RECORDING OF MORTGAGE ASSIGNMENTS AFFECTING REGISTERED LAND.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 Section 57 of Chapter 185 of the General Laws, as appearing in  
2 the 1990 Official Edition is hereby amended by striking out the  
3 first, second and third sentences and inserting in place thereof the  
4 following three sentences: — “An owner of registered land may  
5 convey, mortgage, lease, charge or otherwise deal with it and a  
6 mortgagee of registered land may assign his mortgage as fully as  
7 if said land had not been registered. He may use forms of deeds,  
8 mortgages, assignments of mortgages, leases or other voluntary  
9 instruments, like those now in use, sufficient in law for the pur-  
10 pose intended. But no deed, mortgage, assignment of a mortgage  
11 or other voluntary instrument, except a will and a lease for a term  
12 not exceeding seven years, purporting to convey or affect regis-  
13 tered land, shall take effect as a conveyance or bind the land, but  
14 shall operate only as a contract between the parties, and as evi-  
15 dence of authority to the recorder or assistant recorder to make  
16 registration.”

