

(2) Any rule, order, regulation, direction, notice, notification or other administrative act made, given, issued or undertaken before the commencement of this Act under any land law repealed or amended in a material particular by this Act shall, if it could have been made, given, issued or undertaken under any corresponding provision of this Act, continue in force and have the like effect as if it had been made, given, issued or, as the case may be, undertaken under this Act.

(3) Unless the contrary is expressly provided for in this Act, any right, interest, title, power, or obligation acquired, accrued, established, coming into force or exercisable before the commencement of this Act shall continue to be governed by the law applicable to it immediately prior to the commencement of this Act.

(4) Unless the contrary is expressly provided for in this Act or the circumstances are such that the contrary must be presumed to be the case, where any step has been taken to create, acquire, assign, transfer, or otherwise execute a disposition, any such transaction shall be continued in accordance with the law applicable to it immediately prior to the commencement of this Act.

(5) Any instrument executed before the commencement of this Act by which any disposition permitted under this Act is completed, may be presented for registration in the prescribed register and—

- (a) the question whether any such instrument so presented is to be registered shall be determined by the registrar or recorder as the case may be, by reference to the law in force at the time of its execution; and
- (b) subject to paragraph (a), this Act shall apply to such an instrument as if it had been executed after the commencement of this Act.

(6) Where any step has been taken to foreclose a mortgage before the enactment of this Act, a court may, if it considers it just and reasonable to do so, on and after the commencement of this Act, on the application of the mortgagor, issue an injunction to the mortgagee to stop the continuation of any such step; and where a court has issued an injunction under this subsection, the mortgagee to whom the injunction has been issued may commence any action under this Act to bring the mortgage to an end.

Act

Mortgage Act
FIRST SCHEDULE

2009

CURRENCY POINT

Section 2

A currency point is equivalent to twenty thousand shillings



Act

Mortgage Act
SECOND SCHEDULE

2009
(Section 40)

INSURANCE COVENANT IN MORTGAGE

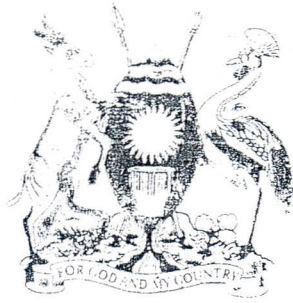
Column one	Column two
That I will insure against fire in the name of the mortgagee.	That I, my heirs, executors, administrators or transferees will insure and so long as any money remains secured by this mortgage, keep insured against loss or damage by fire in the name of the mortgagee or his or her transferees in some public insurance office approved by him or her or them, all buildings for the time being erected on the land, and of a nature or kind capable of being so insured to the amount either of the principal money secured by this mortgage or to the full value of those buildings, and will when required deposit with the mortgagee or his or her transferees the policy of that insurance, and within two months after each premium becomes payable the receipt of that premium. And that the monies which are received on account of the insurance shall be at his or her or their option be applied either in or towards satisfaction of the monies secured by this mortgage or in rebuilding or reinstating under the superintendence of his or her or their surveyor the buildings destroyed or damaged. And that on any breach or non-observance of this covenant he or she or they shall be at liberty to effect the insurance and continue it for such period as may be deemed fit, and the costs and expenses paid on account of it shall be a charge upon the land and bear interest at the same rate as if principal money is overdue.

Act

Mortgage Act
Cross References

2009

The Land Act Cap 227.
The Limitation Act, Cap. 80.
The Mortgage Act, Cap 229.
The Registration of Titles Act, Cap 230.



THE REPUBLIC OF UGANDA

This printed impression has been carefully compared by me with the bill which was passed by Parliament and found by me to be a true copy of the bill.

Wahr

for Clerk to Parliament

Date of authentication: *21/09/09*