

and from being harassed by suits in regard to his title by persons setting up unjust and illegal pretension. Wathen v. Brown 48 Md. App. 655, 429 A.2nd 292, (1981).

Before this section (14-108) title and possession in plaintiffs were necessary in order to maintain suits to quiet title Shapiro v. Board of County Commissioners 219 Md 298, 149 A.2nd 396 (1959). This section has not dispensed entirely with the necessity of showing possession, actual or constructive. Barnes v. Webster 220 Md 473, 154 A.2nd 918 (1959).

The possession required to constitute adverse possession must be actual, open, notorious, exclusive, hostile, continuous and under a claim of title or ownership for the statutory period. White v. Hardisty 151 A.2nd 764 (1959). In order to constitute actual possession so as to give rise to the acquisition of title by adverse possession there must be some unequivocal act of ownership on the land itself. Gee v. Ghee 70 A.2nd 810, 194 Md. 328 (1950).

While payment or non-payment of the taxes due on the property is not per se proof that the property was or was not held adversely it is a fact to be considered with the other evidence. Bratton v. Hitchens 43 Md App. 348, 405 A.2nd 333 (1979) quoting Sadler v. Peabody Hite's Company 66 Md. 10 A.2nd 599 (1886). The Court in Sadler described the payment of taxes as a "pregnant fact to be considered".