

not exceed one thousand dollars, under and by virtue of two or more writs of execution, it shall be deemed a compliance with the act, to which this is a supplement, to make up the record only of the elder of said judgments, and of the writs of execution thereon, and sale under said writ, and that of each of the other said judgments there shall be recorded only a short copy, and of the writs of execution thereon respectively, only the docket entries: *Provided always*, that it shall be the duty of the clerk, when required by any purchaser, his heirs, executors, administrators or assigns, to record any other judgment or judgments, or writ of execution, and return under which the said sale may have been made.

short copies
of others
directed.

Proviso.

CHAPTER 304.

AN ACT relating to Recording Deeds.

Be it enacted, by the General Assembly of Maryland, That if at the time of the passage of this act, or at any time hereafter, any deeds or conveyances, except deeds or conveyances by way of mortgage, of or relating to land, duly acknowledged and required by law to be recorded, shall not have been recorded within the time prescribed by law, such deeds or conveyances may, notwithstanding such omission, be recorded; and when recorded, shall have as against the grantors, their heirs, executors, or administrators, the same validity and effect as if recorded within the time aforesaid; and shall in like manner have such effect and validity as against all purchasers with notice of such deeds or conveyances; and as against all creditors becoming so with notice aforesaid, and as against all creditors of such grantors, and of their heirs, who shall become so after the recording aforesaid of said deeds or conveyances, but as against all creditors aforesaid having become so, without notice aforesaid, antecedently to the time of the recording aforesaid, the said deeds or conveyances shall be deemed, and have validity and effect only as contracts for conveyances or assurance of the estate, interest, or use purported by such deed or conveyance to be conveyed or assured; *Provided however*, that in all cases where the grantees, their heirs, executors, or administrators, in such deeds or conveyances, shall take possession of the lands or tenements purported to be conveyed or in any wise assured by such deeds or conveyances, the said deeds or conveyances shall, after being recorded as aforesaid, have against all persons whomsoever as from and after the taking of the possession aforesaid, the same effect and validity to all intents and purposes, as if they had been recorded within the proper time as aforesaid; it being however understood, that nothing in this act contained, shall be construed to repeal or in any wise affect the preferences and priorities, and

Deeds may
at any time
be recorded

Shall be
valid
against the
grantor.

And all
persons
having no-
tice; but
not without
notice.

Possession
gives
validity.

Exception.