

of the grantor, shall be construed to pass to the grantee the whole interest and estate of the grantor in the lands therein mentioned, unless there be limitations or reservations showing, by implication or otherwise, a different intent.

13. Every deed of any of the interests or estates mentioned in the first section of this article shall be recorded within six months from its date in the county or city in which the land affected by such deed lies, and where it lies in more than one county, or in the city of Baltimore and a county, it shall be recorded in all the counties and the said city in which such land lies.

14. Every deed of real property, when acknowledged and recorded as herein directed, shall take effect as between the parties thereto from its date.

15. No deed of real property shall be valid for the purpose of passing title unless acknowledged and recorded as herein directed.

16. Where there are two or more deeds conveying the same lands or chattels real, the deed or deeds which shall be first recorded according to law shall be preferred, if made bona fide and upon good and valuable consideration. This section to apply to all deeds of mortgage, and to all other deeds or conveyances to the validity of which recording is necessary.

17. When a trustee sells land lying in one county under a decree passed in another county, the deed shall be recorded in each county where the land lies, and shall recite so-much of the decree under which the sale was made as will show when and by what court it was passed, and the names of the parties, and the appointment of the trustee who made the sale; the city of Baltimore is to be regarded as a county in the meaning of this section.

18. If any clerk shall die, and during the interval between his death and the qualification of his successor, the time for recording any deeds or other written documents required by law to be recorded in a specific time shall expire, the successor of such clerk so dying shall record the same at any time within one month after his qualification—to have the same effect as if such deed or other document were recorded within the time prescribed