

788. The clerk of said court shall file and record the said decrees, and docket the cases of the application therefor, and in the said decree, and to be recorded therewith, shall file a copy of the mortgage upon which the same was rendered; and shall be entitled to the usual fees for such services.

789. Any entry on the docket of said court, by the person entitled to assign the said mortgage claim of the use and benefit of said decrees, shall have the same effect as assignments and conveyances of the said mortgage interests, to have effect and precedence from the times of their respective entries; and the said entries shall not be made without an order, or direction in writing, to be acknowledged before the judge of said court, or a justice of the peace, by the persons purporting to sign the same, and filed and recorded by said clerk.

790. The duly authorized entries upon the docket of said court of the satisfaction of said decrees, and the discharge of said mortgage claims, made by the persons entitled to receive said claims, shall have the same effect to discharge the mortgaged property of said mortgagor, and all liens thereunder, as any conveyances by the parties interested in such claims, and the holders of the legal estate and interest therein, if competent to convey, could have at law or in equity; but such entries shall not be made without an order or direction in writing, acknowledged by the person or persons purporting to have signed the same, before the judge of said court, or a justice of the peace, and filed by the clerk of said court; and the returns shall refer to such orders or directions, and the names of the person or persons aforesaid, and said order and directions shall be recorded in said court with said decrees.

791. The said court may at discretion from time to time appoint any other trustee or trustees in place of those appointed by the decree; and the proceeds of such sales shall be accounted for and to, and distributed by, said court, in the manner usual in cases of sales under decrees of said court.

792. Any mortgagee of property in the city of Baltimore, his assignee, or executor, where a power to sell is contained in the mortgage, may proceed under the general law relating to mortgages, but notices of sale under such power shall be published in two daily newspapers in said city, for the period required by law.