

CHAPTER 417.

AN ACT to give certain deeds wherein the amount of unpaid purchase money may be expressed, the effect of mortgage deeds, and preserve the vendor's lien therein in Allegany county.

Not to work
waiver of lien SECTION 1. *Be it enacted by the General Assembly of Maryland,* That the execution of a deed by the vendor of real estate, and its acceptance and record by the vendee, shall not work a waiver of the vendor's lien for unpaid purchase money for the real estate therein described, in Allegany county; *provided,* that in such case the deed or deeds therefor express and state in direct terms the amount of the purchase money due therefor.

Entitled to
extent of a
mortgage. SEC. 2. *And be it enacted,* That every such deed, when recorded as required by law, shall entitle the grantor therein to the benefit of his lien upon the property therein described, for the amount of the unpaid purchase money therein expressed and interest, as fully and to the same extent as if the grantee had executed a mortgage for the said unpaid purchase money.

Blank space
for entering
payments. SEC. 3. *And be it enacted,* That at the foot of the record of every such deed there shall be left, by the clerk recording the same, a blank space on which may be entered the payments subsequently made on account of the unpaid purchase money, to be signed by the vendor or other person authorized to receive the same, and attested by the clerk or one of his deputies; and upon the payment of the whole of the purchase money and interest, the lien hereby reserved shall be extinguished, and the title become absolute in the grantee.

In force. SEC. 4. *And be it enacted,* That this Act shall take effect from the date of its passage.

Approved April 1, 1872.