

sec. 2,¹ no mortgage (except mortgages of indemnity) shall be a lien or charge on any estate for any other than the principal sums appearing on its face, and expressed to be secured thereby at the time of executing the same.²

¹ As now amended, Code 1911, Art. 66, secs. 2, 3. See also note 20 to 27 Eliz. c. 4.

² There appears to have been no recent decision of importance on this Statute either here or in England. The reader is referred to Chitty's Statutes, Vol. 2, Art. "Conveyancing," p. 24. See also *Bourton v. Williams*, L. R. 5 Ch. 655; L. R. 9 Eq. 297; *Brobst v. Brock*, 10 Wall. 519. Cf. also *Chappell v. Clark*, 92 Md. 100.

STATUTES

Made at WESTMINSTER, *Anno* GEORGH II. Regis *undecimo* and
A. D. 1738.

CAP. XIX.

An Act for the more effectual securing the Payment of Rents, and preventing Frauds by Tenants.

Whereas the several Laws heretofore made for the better Security of Rents, and to prevent Frauds committed by Tenants, have not proved sufficient to obtain the good Ends and Purposes designed thereby, but rather the fraudulent Practices of Tenants, and the Mischief intended by the said Acts to be prevented, have of late Years increased, to the great Loss and Damage of their Lessors or Landlords: For Remedy whereof, may it please Your most Excellent Majesty that it may be enacted; and be it enacted, by the King's most Excellent Majesty, by and with the Advice and Consent of the Lords Spiritual and Temporal, and Commons, in this present Parliament assembled, and by the Authority of the same, That from and after the Twenty fourth Day of *June*, in the Year of our Lord One thousand seven hundred and thirty eight, in case any Tenant or Tenants, Lessee or Lessees for Life or Lives, Term of Years, at Will, Sufferance, or otherwise, of any Messuages, Lands, Tenements, or Hereditaments, upon the Demise or hold-