

Whereupon it is decreed, conformably to the said award, that the property in the proceedings mentioned situate in Pratt street in the City of Baltimore be held as the property of William Shipley, Jun'r, and Isaac Phillips, Jun'r, and their legal representatives and assigns, as tenants in common; and it is further ordered, that the property in the bill mentioned situate in Saratoga street in the City of Baltimore be held by the said William Shipley, Jun'r, Isaac Phillips, Jun'r, and Richard A. Shipley, their legal representatives and assigns, as tenants in common; and it is further ordered, that the property on Franklin street in the bill mentioned be held as the sole and exclusive property of the said Richard A. Shipley, his legal representatives and assigns. And it is further ordered, that the said plaintiffs William Shipley, Jun'r, and Isaac Phillips, Jun'r, pay unto the said defendant Richard A. Shipley the sum of three hundred and fifty-five dollars and eighty-nine cents, with legal interest thereon from the 31st day of May last until paid. And it is further ordered, that each party pay his own costs to be taxed by the register; but the costs of the award, as estimated by the arbitrators and endorsed on the back of the award, are hereby rejected as forming no part thereof.

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* IGLEHART v. ARMIGER.

VENDOR'S LIEN.—CHANCERY PRACTICE.

The vendor's equitable lien an incident to a contract of purchase: its peculiar nature and character; two equitable liens upon the same estate may well exist together. (a)

An equitable lien, not being assignable in its nature, is extinguished by the assignment of the bond or note given for the payment of the purchase money. (b)

An assignment or bequest of a debt carries with it all the securities.

The assent of parties cannot authorize the passing of a decree for which the case set forth in the bill affords no sufficient foundation.

The equitable lien held by the Court for the payment of the purchase money of land sold under its decree, cannot be enforced by a trustee who has assigned the bonds given for its payment. (b)

This bill was filed on the 30th of September, 1828, by James Iglehart, Robert S. Bryan, and William McParlan, against Benjamin Armiger, Richard G. Hutton, Richard D. Hill, Rezin Estep, John S. Selby, and Nicholas I. Watkins. The object of the bill was to have a tract of land which had been sold by the plaintiff

(a) Cited in *R. R. v. Trimble*, 51 Md. 111.

(b) Affirmed in *Hayden v. Stewart*, 4 Md. Ch. 282. Cited in *Dixon v. Dixon*, 1 Md. Ch. 221.