

LAND AND LAND OFFICE.—*Continued.*

7. No title can be obtained from the land office for any thing but land. *Ib.*
 8. All improvements made upon land, by any one without right, belong to the owner of such land. *Ib.*
- Sée* LIEN, 4-8, 9, 10, 11, 20, 22, 23.

LIEN.

1. The origin and nature of a judicial lien which fastens upon all the real estate then held, or thereafter acquired by the defendant from the date of the judgment. *Coombs v. Jordan*, 292.
2. This judicial lien is a consequence of the real estate being liable to be taken under an execution issued upon such judgment. *Ib.*
3. In the case of an obligee against the heir of the obligor, in respect of real assets descended, the lien attaches upon such assets from the day the suit was commenced. *Ib.*
4. Lands in Maryland were, in some cases, liable to be taken in execution and sold for debt before the year 1732. *Ib.*
5. The adoption of the British Statute of 1732, making lands liable to be taken in execution and sold for debt; and its construction considered. *Ib.*
6. What is to be considered as real estate upon which a judicial lien will fasten. *Ib.*
7. Land in the legal signification comprehends all ground, soil or earth whatever, minerals, rivers, lakes and running streams, houses, fences and structures upon the ground, and all vegetable productions growing out of the soil. *Ib.*
8. This rule relaxed in the case of fixtures erected by a tenant. *Ib.*
9. Vegetable productions become personal property when severed from the soil and removed. *Ib.*
10. To what kind of real estate, in reference to its tenure, a judicial lien will attach. *Ib.*
11. An equitable as well as a legal interest in land may be taken in execution and sold for debt. *Ib.*
12. A judicial lien on land is, here, a consequence of a decree in equity as well as of a judgment at law. *Ib.*
13. A judicial lien, when barred by lapse of time, cannot be revived so as to have a retrospective effect prejudicial to the rights of others. *Ib.*
14. Where a judgment has abated by death, during the continuance of the lien, the plaintiff; or his representative, may come in, under a creditor's suit, as a judgment creditor, without reviving at law. *Ib.*
15. The lien of a judgment, which has been suffered to lapse, cannot be revived so as to overreach any then existing or intervening lien. *Post v. Mackall*, 477.
16. Lien in its proper sense is a right which the law gives; although it is usual to speak of lien by contract. *Ridgely v. Iglehart*, 528.
17. Of liens given by the common law, by equity, by marine law, by statute, and by contract. *Ib.*
18. The lien given by the Act to Direct Descents, repudiates every thing like an equitable lien, and can only be enforced at common law as a statutory lien incident to the bond with which it has been blended. *Ib.*