

with right of necessary ingress or egress; and provided further, that these sections 26, 27 and 28 shall not apply to deeds or instruments as aforesaid existing on April 7, 1900.

1904, art. 66, sec. 29. 1900, ch. 656. 1902, ch. 102. 1904, ch. 78.

29. All mortgages and assignments of mortgages defectively sworn to and recorded in this State prior to March 15, 1904, before any officer authorized by the laws of this State to administer oaths or to take affidavits shall be as valid to all intents and purposes as if the said mortgages or assignments of mortgages had been sworn to in conformity with law.

See art. 21, sections 86 and 87.

1904, art. 21, sec. 87. 1888, art. 21, sec. 84. 1882, ch. 215, secs. 1-2.
1910, ch. 588 (p. 64).

30. Any assignment of any mortgage, which assignment has been heretofore executed and recorded, but which has not been sealed and in which no mention of any seal has been made or in which either of such defects exists, shall be and they are hereby made valid to all intents and purposes as if said assignment had been in such matters in full conformity with the law in force at the time of such execution; provided, that any such assignment is in other respects legal and valid; and provided further, that nothing in this section shall affect the rights of any *bona fide* purchaser or creditor without notice, who becomes so prior to April 8, 1910.

This section is a duplicate of art. 21, sec. 89.

Vendors' Lien.

1910, ch. 216, sec. 30 (p. 203).

31. When any real or personal estate or property shall be hereafter transferred or conveyed, and the purchase money, or any part thereof, shall remain unpaid at the time of the transfer or conveyance, the vendor shall not thereby have a lien or charge on the same for any other or different sum or sums of money than the sum or sums that shall appear to be due on the face of the deed or instrument conveying the same, and be therein, together with the time or times set for the payment thereof, specified, and recited; provided, however, nothing herein contained shall be construed to affect in any way any mortgage given by a purchaser or purchasers to secure the payment of all or any part or parts of the purchase money, or in any way affect or postpone the lien of any landlord upon goods or chattels for the satisfaction or security of rent due or accruing.

See sec. 2 and notes. As to purchase money mortgages, see sec. 4.
As to the enforcement of vendors' liens in equity, see art 16, sec. 223.
See art. 83, sec. 12.