

such confession or judgment, order an inquisition or cause the judgment to be extended as in other cases of interlocutory judgments, or as upon a judgment by default.

As to how judgments are extended after judgment by default, see art. 75, sections 89 and 90.

1904, art. 26, sec. 19. 1888, art. 26, sec. 19. 1861, ch. 70. 1890, ch. 314.

19. Every judgment rendered by any of the courts of law of this State shall be and constitute a lien to the amount and from the date thereof upon all leasehold interest and terms for years of the defendants in land, except leases from year to year and leases for terms of not more than five years and not renewable, to the same extent and effect as liens are created by judgment upon real estate, and a certified copy of the docket entries from the clerk of the court where any judgment is obtained, or judgment of any justice of the peace originally recorded, when recorded upon the judgment record of any other court in the counties of this State or the city of Baltimore, shall be and constitute a lien, from the date of its being so recorded, upon the property of the defendant in said county or city of Baltimore, to the same extent as in the county or city where the said judgment was originally obtained or justice's judgment originally recorded.

This section places real estate and leasehold property upon the same footing. *Ahern v. White*, 39 Md. 417.

A judgment is a lien upon an equitable interest in a chattel real or term of years. *Wright v. Ryland*, 92 Md. 661 (dissenting opinion). See also, *Shryock v. Morris*, 75 Md. 78; *Bish v. Williar*, 59 Md. 387.

Where a mortgage is recorded within six months, it has precedence over a judgment against the mortgagor, entered between the date of the mortgage and the date of its record, the judgment being a lien only on the equity of redemption. *Knell v. Green St. Bldg. Assn.*, 34 Md. 70.

This section refers to final judgments alone. *Davidson v. Myers*, 24 Md. 556.

A judgment creditor who allows a term of years to expire before selling under an execution, loses the benefit of his lien. *Stockett v. Howard*, 34 Md. 127.

*Ibid.* sec. 20. 1888, art. 26, sec. 20. 1860, art. 29, sec. 16. 1785, ch. 80.

1823, ch. 194. 1843, ch. 40. 1862, ch. 262. 1874, ch. 320.

1884, ch. 178. 1888, ch. 421. 1890, ch. 114.

20. On all judgments or decrees in any court of law or equity, and on all judgments of justices of the peace recorded in the clerk's office of any court of law, an execution or attachment may issue out of such court or by the clerk thereof, at any time within twelve years from the date of the judgment or decree, or the said judgment or decree may be otherwise proceeded with within twelve years from its date; and in case of the death of any plaintiff in any such judgment, the executor, administrator or other person entitled to the judgment or decree shall, on application to the clerk of the court having control of the docket whereon such judgment or decree is entered or recorded, be made a party to the same by suggesting the death of the plaintiff in writing, and causing his name to be inserted in the place of said plaintiff or his legal representatives, and have execution or attachment as the plain-