

should be dissolved and a new injunction issued upon filing of bond. Effect of *nunc pro tunc* order upon filing of bond. If bond is not filed, the ratification of sale may be excepted to by party authorized to redeem mortgage and who made a tender. *Wingert v. Brewer*, 116 Md. 521.

The filing of a bond is a condition precedent to the granting of an injunction under sec. 16. *Thrift v. Bannon*, 111 Md. 308.

An. Code, sec. 19. 1904, sec. 19. 1888, sec. 19. 1826, ch. 192, sec. 6.

19. The purchaser of any estate or interest in lands and tenements sold under this article, on the confirmation of the sale to him, shall be entitled to sue forth out of the court confirming the same, a writ of possession against the mortgagor, his heirs, executors or assigns, if the same shall be in his or their possession, directed to the sheriff of the county or city, commanding him to put such purchaser into possession of such mortgaged property, which shall be executed in the same manner as other writs of possession.

An. Code, sec. 20. 1904, sec. 20. 1888, sec. 20. 1826, ch. 192, sec. 7.

20. All purchasers under such sale shall have the same rights and remedies against the tenants of the mortgagor as the mortgagor had, and the said tenants shall have the same rights and remedies against the purchaser as they would have had against the mortgagor. But no lease made after the mortgage was made shall be valid as against the purchaser.

An. Code, sec. 21. 1904, sec. 21. 1888, sec. 20. 1830, ch. 26, sec. 1.

21. On the death of a mortgagee of lands, his interest and estate in the mortgaged premises together with his right to the debt thereby secured shall devolve on and vest in his executor or administrator.

Under this section, an executor becomes by operation of law the assignee of estate in land, and also of mortgage debt, and may execute power of sale contained in mortgage. *Harnickell v. Orndorf*, 35 Md. 343.

This section referred to in deciding that a mortgage is "property." *Alexander v. Fidelity, etc., Co.*, 108 Md. 547.

An. Code, sec. 22. 1904, sec. 22. 1888, sec. 22. 1833, ch. 181, sec. 1. 1839, ch. 26, secs. 2-5.

22. The executor or administrator of any mortgagee, or the assignee, or the executor or administrator of any assignee of any mortgagee who is legally and equitably entitled to receive the mortgage debt, or where the mortgage debt has been paid in the lifetime of the mortgagee, may release a mortgage in the same manner and by the same means that a mortgagee can release.

An. Code, sec. 23. 1904, sec. 23. 1890, ch. 187, sec. 23.

23. Any and every sale of real estate or personal property heretofore made between the first day of January eighteen hundred and sixty and the last day of December eighteen hundred and seventy-eight, under or so intended and purporting to be a power of sale contained in a mortgage authorizing the mortgagee, his executors, administrators or assigns or any person to be named by him or them, or authorizing the mortgagee, his successors or assigns or any person to be named by him or them, or when the mortgage contains terms or expressions of like character or similar