

In the light of this section, and of secs. 15 and 32, a plaintiff in ejectment was held to have an equitable title only to the portion of a tract of land lying in Worcester county, where the land lay partly in Worcester and partly in Somerset county, and a mortgage and deed (of the whole tract) under which the plaintiff claimed, was recorded in Somerset county only. *West v. Pusey*, 113 Md. 572.

For a mortgage recorded in the wrong court, and hence a copy thereof held not admissible in evidence, see *Gassaway v. Dorsey*, 4 H. & McH. 405.

A mortgage held to be duly recorded under this section. *Knell v. Green St. Bldg. Assn.*, 34 Md. 70.

This section referred to in construing secs. 19 and 21—see notes to the latter. *Cramer v. Roderick*, 128 Md. 424.

This section referred to in construing secs. 10 and 19. *Brydon v. Campbell*, 40 Md. 336.

As to recording bills of sale and chattel mortgages, see secs. 48 and 49.

See also secs. 1, 15, 16, 19, 20, 21 and 29, and notes.

An. Code, sec. 14. 1904, sec. 14. 1888, sec. 14. 1856, ch. 154, sec. 100.

14. Every deed of real property, when acknowledged and recorded as herein directed, shall take effect as between the parties thereto from its date.

A deed not recorded as provided in sec. 13, does not affect existing creditors, or creditors becoming such between the date of the deed and the date of its record. As to such creditors without notice, the deed is valid and effective only as a contract for the conveyance. Creditors held not to be charged with notice, by possession or otherwise. *Hearn v. Purnell*, 110 Md. 466. And see *Hoffman v. Gosnell*, 75 Md. 590; *Sixth Ward Bldg. Assn. v. Willson*, 41 Md. 514.

Although a deed be defectively executed or acknowledged, or not recorded in time, it is effective as between the parties, and against third persons with actual notice. Proof of notice. *Johnson v. Canby*, 29 Md. 211; *Phillips v. Pearson*, 27 Md. 249; *Bryan v. Harvey*, 18 Md. 127; *Williams v. Banks*, 11 Md. 198; *General Ins. Co. v. United States Ins. Co.*, 10 Md. 517; *Winchester v. Baltimore, etc., R. R. Co.*, 4 Md. 231; *Price v. McDonald*, 1 Md. 403; *United States Ins. Co. v. Shriver*, 3 Md. Ch. 381; *Salmon v. Clagett*, 3 Bl. 125; *Gill v. McAttee*, 2 Md. Ch. 256; *Ohio Life Ins. Co. v. Ross*, 2 Md. Ch. 26; *Hudson v. Warner*, 2 H. & G. 415.

Where a mortgage is recorded in due time, a judgment against the mortgagor entered between the date of the deed and the date of its record, binds the equity of redemption only. *Knell v. Green St. Bldg. Assn.*, 34 Md. 70; *Abern v. White*, 39 Md. 420.

This section referred to as showing the indispensable necessity of registration of deeds. Intent and effect of this section. *Nickel v. Brown*, 75 Md. 186.

This section applied. *Beehler v. Ijams*, 72 Md. 196; *Harding v. Allen*, 70 Md. 398; *Rosenthal v. Maryland Brick Co.*, 61 Md. 594.

See notes to secs. 1 and 13.

An. Code, sec. 15. 1904, sec. 15. 1888, sec. 15. 1856, ch. 154, sec. 102.

15. No deed of real property shall be valid for the purpose of passing title unless acknowledged and recorded as herein directed.

Although a deed be defectively executed or acknowledged, or not recorded in time, it is effective as between the parties, and against third persons with actual notice. Proof of notice. *Johnson v. Canby*, 29 Md. 211; *Phillips v. Pearson*, 27 Md. 249; *Bryan v. Harvey*, 18 Md. 127; *Williams v. Banks*, 11 Md. 198; *General Ins. Co. v. United States Ins. Co.*, 10 Md. 517; *Winchester v. Baltimore, etc., R. R. Co.*, 4 Md. 231; *Price v. McDonald*, 1 Md. 403; *United States Ins. Co. v. Shriver*, 3 Md. Ch. 381; *Salmon v. Clagett*, 3 Bl. 125; *Gill v. McAtee*, 2 Md. Ch. 256; *Ohio Life Ins. Co. v. Ross*, 2 Md. Ch. 26; *Hudson v. Warner*, 2 H. & G. 415.

An assignment of a mortgage of a term of more than seven years, if not recorded, is invalid to pass the legal title. *Lester v. Hardesty*, 29 Md. 54.

This section referred to as showing the indispensable necessity of the registration of deeds. *Nickel v. Brown*, 75 Md. 186.

This section referred to in construing secs. 10 and 19. *Brydon v. Campbell*, 40 Md. 336.

See notes to secs. 1, 13 and 19.