

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 date of mortgage and date of its record, the judgment being a lien only on 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.

See art. 5, sec. 77, and notes to art. 17, sec. 9.

An. Code, 1924, sec. 20. 1912, sec. 20. 1904, sec. 20. 1888, sec. 20. 1785, ch. 80. 1823, ch. 194, 1843, ch. 40. 1862, ch. 262. 1874, ch. 320. 1884, ch. 178. 1888, ch. 421. 1890, ch. 114.

21. 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 plaintiff might have had if no such death had taken place; and in the case of the marriage of a female plaintiff in any such judgment or decree, she may suggest in writing her said marriage, and have execution or attachment thereon, in her new name acquired by such marriage; and in case of the death or marriage of any of the defendants in any judgment or decree herein mentioned, the plaintiff in any such judgment or decree shall, at any time within twelve years from the date of the judgment or decree, upon a suggestion supported by affidavit of the death or marriage of any of said defendants, be entitled to have an execution or attachment issued against the defendant still alive, and such execution or attachment may be laid on any goods, chattels, lands and tenements of any of said remaining defendants; provided, that at any time before the expiration of twelve years from the date of any such judgment or decree, or in case of the death or marriage of any defendant in the judgment, the plaintiff shall have the right to have a writ of *scire facias* to renew or revive the same, and no judgments of justices of the peace duly recorded in the clerk's office, such writ of *scire facias* may be issued out of the superior court of Baltimore city, or the circuit court for the county, as the case may be, as if said judgment had been originally rendered by said court, and on all such judgments or decrees the plaintiff may have more than one attachment or execution to be laid in the hands of different persons, or levied on other property or effects than that taken under the first, though the first be still outstanding; provided, that but one satisfaction of the debt or demand shall be made, and that it shall be in the discretion of the court in all such cases, whether any costs, and if any, what amount of costs shall be allowed on the subsequent attachments or other executions; the provisions of this section shall apply also to attachments or executions directed to a county different from that where the judgment or decree was rendered, or to or from the city of Baltimore.