

manner and subject to and in accordance with all the provisions and conditions contained in this article relating to sales of mortgaged property; and all such sales, when confirmed by the court and the purchase money paid, shall pass to the purchaser or purchasers, thereat all the title which the vendor or vendors in said deed or instrument of writing had in the property therein described at the time of the recording thereof, and all the title the vendor or vendors acquired thereby, and a decree in *personam* against the vendee may be entered for the amount of any unsatisfied portion of the purchase money in the same manner as provided for the entry of such decrees against the mortgagee in cases of mortgage sales.

See sec. 25.

An. Code, 1924, sec. 34. 1912, sec. 34. 1910, ch. 216, sec. 33 (p. 204).

35. It may be provided in such deed or instrument of writing retaining a lien as aforesaid that in cases of sales of property under the preceding sections any notes or other instruments of indebtedness mentioned in such deed or other instrument under which the property therein mentioned was sold shall be paid and satisfied in full in the order of their maturity; provided, however, that if any of such notes or instruments of indebtedness shall have been paid or satisfied, no further proceedings shall be had in reference thereto or the satisfaction thereof, but the funds arising from such sales shall be distributed as if said notes already paid or satisfied had never been given.

See notes to sec. 32.

An. Code, 1924, sec. 35. 1912, sec. 35. 1910, ch. 216, sec. 34 (p. 204).

36. If such lien be duly released of record after the date of the maturity of the notes, other instruments, or debt therein mentioned, such notes, other instruments or debts shall be conclusively presumed to have been paid so far as any lien upon the property or estate mentioned in the said deed or instrument is concerned.¹

See sec. 26 and notes.

An. Code, 1924, sec. 36. 1912, sec. 36. 1910, ch. 216, sec. 35 (p. 204).

37. An assignment or a release of the lien retained by the vendor, as hereinbefore provided, may be made by the vendor, his assignee or personal representative, or the personal representatives of his assignee, as now provided by sections 36 to 43, both inclusive, of article 21 of the annotated code of public civil laws of Maryland for the short assignment or release of a mortgage; and the clerk at the time of recording every deed or instrument retaining a lien as aforesaid, shall leave a blank space at the foot thereof for the purpose of entering such assignments and release.

See art. 21, secs. 31 and 32.

An. Code, 1924, sec. 37. 1912, sec. 37. 1910, ch. 216, sec. 36 (p. 204).

38. The acceptance by the vendor of any guarantee or endorsement, or collateral, or other security to insure the full payment of any lien expressly retained as heretofore provided, shall not in any case be construed as a waiver of such lien; but the vendee, his heirs, personal representatives

¹ The word "paid" is omitted from the fourth line of this section as published in the official copy of acts of 1910, ch. 216, sec. 34 (p. 204). An examination of original act as passed, however, shows the section as above codified.