

**50.** A mortgage of personal property shall be executed, acknowledged, and recorded as bills of sale.

erty 33 Md 181, 38 Md 242

Id s 47  
1856, c 154, s 142.  
Mortgage of  
personal prop-

**51.** A mortgage of personal property shall be deemed to contain an implied covenant (unless the contrary is therein expressed), by the mortgagor to pay the debt and interest specified in said mortgage.

Id s 48  
1856, c 154, s 139.  
To imply  
covenant to pay

**52.** Mortgages of personal property shall be valid and take effect, except as between the parties thereto, only from the time of recording, and in case of more than one mortgage, the one first recorded shall have preference.

Id s. 49.  
1856, c 154, s 143  
When to take  
effect.

**53.** Mortgages of personal property may be assigned and released in the same manner as mortgages of real property, according to the rules hereinbefore prescribed for the assignment and release of the same.

Id s 50  
1856, c 154, s 141.  
How to be as-  
signed and  
released

**54.** No bill of sale or mortgage of personal property shall be valid, except as between the parties, unless the bargainee, or vendee, or mortgagee, or some one of them, or the agent of some one of them, shall make the affidavit required to be made by mortgagees of real estate, and such affidavit may be made at any time before recording, and before any person authorized to take the acknowledgment of such bill of sale or mortgage.

Id s 51  
1846, c 271, s 1,  
1847, c 305, s 1.  
Affidavit of  
consideration  
3 Md 82, 9 Md.  
481, 13 Md 892,  
16 Md 207, 17  
Md 301, 27 Md  
73, 200, 242, 257,  
29 Md 211, 31  
Md 550, 33 Md.  
598, 39 Md 598,  
40 Md 96, 137.  
45 Md. 260

#### FORMS OF CONVEYANCING.

**55.** The following forms shall be sufficient to convey real or personal property:

Art 24, s 52.  
1856, c 154, ss.  
26-62.

##### *Form of a Deed conveying a Fee Simple in Real Estate.*

This deed made this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, by me (here insert the name of grantor), witnesseth, that in consideration of (here insert consideration), I, the said \_\_\_\_\_, do grant unto (here insert the name of grantee), all that (here describe the property).

Form of deed  
in fee  
33 Md. 235.

Witness my hand and seal.

Test:

A. B.

[SEAL.]

##### *Form where Married Woman is a Party.*

**56.** This deed, made this \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, by us, \_\_\_\_\_ and \_\_\_\_\_, his wife, witnesseth, that in consideration of \_\_\_\_\_, we the said \_\_\_\_\_ and his wife do grant unto \_\_\_\_\_.

Id s 53  
1856, c 154, s 63.  
From husband  
and wife.

Witness our hands and seals.

Test:

A. B.

[SEAL.]