

1888, art. 21, sec. 18. 1860, art. 24, sec. 18. 1822, ch. 104.

18. If any clerk shall die, and during the interval between his death and the qualification of his successor, the time for recording any deeds or other written documents required by law to be recorded in a specific time shall expire, the successor of such clerk so dying shall record the same at any time within one month after his qualification—to have the same effect as if such deed or other document were recorded within the time prescribed by law; and shall endorse thereon the time of the death of the former clerk and the date of his own qualification, which endorsement shall be recorded with the deed or other document and shall be evidence of the facts it contains.

Ibid. sec. 19. 1860, art. 24, sec. 19. 1860, ch. 133, sec. 1. 1867, ch. 58.

19. Any deed or conveyance of or relating to land, duly acknowledged and required by law to be recorded, except deeds or conveyances by way of mortgages, may be recorded after the time herein prescribed; and when so recorded shall have, as against the grantor, his heirs or executors, and against all purchasers with notice of such deed or conveyance, and against all creditors of such grantor and his heirs who shall become so after the recording of such deed or conveyance, the same validity and effect as if recorded within the time hereinbefore prescribed; this section to apply to all deeds executed and acknowledged according to law, whether before or after the adoption of this code.

Brydon v. Campbell, 40 Md. 331. *Carson v. Phelps*, 40 Md. 73. *Pfeaff v. Jones*, 50 Md. 263. *Stanhope v. Dodge*, 52 Md. 485. *Dodge v. Stanhope*, 55 Md. 116. *Brown v. Stewart*, 56 Md. 431. *Harding v. Allen*, 70 Md. 395. *Nickel v. Brown*, 75 Md. 172. *Hoffman v. Gosnell*, 75 Md. 590. *Cissel v. Henderson*, 88 Md. 576.

Ibid. sec. 20. 1860, art. 24, sec. 20. 1831, ch. 304.

20. When the grantee, his heir or executor, in any deed or conveyance, shall take possession of the lands purporting to be conveyed thereby, such deed or conveyance, after being recorded (though not recorded within six months), shall have against all persons, from the time of taking possession as aforesaid, the same effect and validity, to all intents and purposes, as if the same had been recorded in proper time; nothing herein, however, to affect in any manner the preferences and priorities declared and given in section 16 of this article.

Bryan's Lessee v. Harvey, 18 Md. 113. *Nickel v. Brown*, 75 Md. 187.