

terests and welfare of such child will be thereby promoted, and provided further, that the child, if of sufficient intelligence and capacity to give an understanding assent, or such adult, shall so desire.

Except as otherwise provided herein, the adoption of an adult shall be governed by the laws applicable to adoption of a child, and an adopted adult shall have the same rights as if adopted during minority.

SEC. 2. *And be it further enacted*, That this Act shall take effect June 1, 1937.

Approved May 18, 1937.

CHAPTER 173.

AN ACT to re-enact with amendments Section 6A of Article 66 of the Code of Public General Laws of Maryland (1924 Edition), title "Mortgages" as amended by Chapter 527, of the Acts of 1935, of the General Assembly of Maryland, restricting the right of a holder of a fractional interest in the debt secured by any mortgage to foreclose or procure the foreclosure thereof, under any power of sale contained therein, except as provided in this Act.

SECTION 1. *Be it enacted by the General Assembly of Maryland*, That Section 6A of Article 66 of the Code of Public General Laws of Maryland (1924 Edition), title "Mortgages", as amended by Chapter 527 of the Laws of 1935 is hereby re-enacted with amendments to follow immediately after Section 6 of said Article 66, and to continue to be known as Section 6A, so as to read as follows:

6A. In all mortgages of real and/or leasehold property heretofore given or hereafter given wherein there is inserted a clause authorizing the mortgagee or any other person named, or to be named therein to sell the mortgaged premises upon such terms and on such contingency as may be expressed therein, the power of sale therein contained shall not be exercised except by and with the consent of the record holders of not less than 25% of the entire unpaid mortgage debt secured by the mortgage sought to be foreclosed, it being hereby declared to be the intent of this Section that the holder or holders of a fractional interest in the unpaid mortgage debt of less than 25% of the entire amount thereof, shall not have recourse to the summary and ex parte remedies given under said Section 6 of Article 66 as aforesaid. Where any holder