

mortgaged estate or interest, so sold and conveyed, freed, clear, and forever discharged from all claims of the several parties to the deed of mortgage in virtue of which the same shall have been mortgaged and sold, who at the time of executing such deed of mortgage, were or shall be competent to execute such deed, and of all persons claiming by, from, under, or in trust, for them, or any of them, any right, title, estate or interest, in such mortgaged premises, derived or accruing after the time of recording such deed of mortgage. CHAP. 192.

5. *And be it enacted*, That all persons interested in such mortgaged property, may, at any time within twenty days after the sale thereof as aforesaid, file the reasons, if any exist, why the said sale should not be affirmed, or their claim to the proceeds of such property, or a part thereof, the matters of fact whereof may be controverted by the party selling such property, or by any person interested therein, on affidavits before such court; and said court shall have the same power in the premises as they now have over sales made by trustees of their own creation, or in the distribution of monies in the hands of such trustees. Reasons why sale should not be affirmed, may be filed

6. *And be it enacted*, That the purchaser of any estate or interest in lands or tenements, by virtue of this act, on the affirmation of the sale to him, shall be entitled to sue forth, out of Baltimore county court, a writ of possession against the mortgagor of such lands, his heirs, executors, administrators or assigns, provided the same shall be in his or their possession, directed to the sheriff of Baltimore county, commanding him to put such purchaser into possession of such mortgaged property, which shall be executed by such sheriff in the same manner as other writs of possession. Purchaser may sue forth writ of possession

7. *And be it enacted*, That all purchasers in virtue of this act shall be entitled to the same rights and remedies against the tenants of the mortgagor, as the said mortgagor might or could have maintained, and that the said tenants shall have the same rights and remedies against the said purchaser or purchasers, as they would have had against the mortgagor or mortgagors. Rights of purchaser

8. *And be it enacted*, That no injunction shall be granted to stay any sale, or any proceedings after any sale, authorised by this act, unless the party praying such injunction shall be also a party to the deed of mortgage in virtue or pursuance of which the property, interest or estate, sold or offered for sale, shall have been mortgaged, or shall claim under such party a right, title or interest, in or to such mortgaged premises, derived and accruing after the time of recording such mortgage deed; nor unless such party shall, on oath, or affirmation, allege, that the mortgage debt, and all interest due thereon, has been fully paid, or that some part of such debt or interest, the amount of which he shall state, has been paid, and that the mortgagee, or person acting under him or her, refuses to give or allow credit for such amount, or that some fraud, which shall be particularly stated in the bill or petition for injunction, was used by such mortgagee, or with his knowledge, in obtaining the deed of mortgage; and if any such injunction shall be granted, the chancellor, or any judge, granting the same, or No injunction to stay sale