

be paid so far as any lien upon the property conveyed by said mortgage or deed in the nature of a mortgage is concerned.

Approved April 8, 1910.

---

CHAPTER 216.

AN ACT to add additional sections to Article 66 of the Code of Public General Laws of Maryland of 1904, title "Mortgages," to be numbered Sections 30, 31, 32, 33, 34, 35, 36 and 37. Abolishing the lien of vendors for unpaid purchase money, unless the same be expressly and specifically retained by the vendor, and providing for speedy enforcement thereof, when so retained, by sale of the property subject thereto.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That eight additional sections be added to Article 66 of the Code of Public General Laws of Maryland of 1904, title "Mortgages," to be numbered 30, 31, 32, 33, 34, 35, 36 and 37, and read as follows:

30. When any real or personal estate or property shall be hereafter transferred or conveyed, and the purchase money, or any part thereof, shall remain unpaid at the time of the transfer or conveyance, the vendor shall not thereby have a lien or charge on the same for any other or different sum or sums of money than the sum or sums that shall appear to be due on the face of the deed or instrument conveying the same, and be therein, together with the time or times set for the payment thereof, specified and recited; provided, however, nothing herein contained shall be construed to affect in any way any mortgage given by a purchaser or purchasers to secure the payment of all or any part or parts of the purchase money, or in any way affect or postpone the lien of any landlord upon goods or chattels for the satisfaction or security of rent due or accruing.

31. In all deeds or other instruments of writing retaining a lien or charge upon the estate or property thereby conveyed, as provided in the preceding section of this Article, there may be inserted a clause authorizing the vendor, his personal representatives or assigns, or any other person to be named therein, to sell the property or estate upon such terms and on such contingencies as may be expressed therein; and where interests in any lien so retained are held under one or more assignments or otherwise, the power of sale shall be held divisible, and he or they holding any such interest who shall first institute proceedings to execute such power shall thereby acquire the exclusive right to sell such property or estate.