

for years thereafter to the claims of certain of the creditors of the grantors of said deeds; and whereas it is desirable that the creditors of such grantors should be required to assert their claims against such properties within a reasonable period and that the true date of such deeds and other conveyances so recorded after six months from their dates should be defined by statute.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That a new Section be and hereby is added to Article 21 of Bagby's Code of Public Civil Laws of Maryland, title "Conveyancing," to follow Section 21, to be known as Section 21-A, and to read as follows:

SEC. 21-A. Whenever by reason of the failure to record any deed or other conveyance within six months from its date, any creditors of the grantor in such deed or other conveyance become, under the statutes of Maryland, entitled to assert their claims against the property conveyed by such deed or other conveyance or any interest therein, such creditors shall proceed in a court of equity (without the necessity of prior proceedings at law) to obtain a decree for the sale of such property or any interest therein within six months after the recording of such deed or other conveyance, or be thereafter absolutely barred from asserting their claims against such property or any interest therein. In the case of deeds or other conveyances now on record, which have been recorded after six months from their date, such proceedings shall be taken within six months from June 1, 1916. For the purpose of this section, the true date of a deed or other conveyance of real or leasehold property or any interest therein, from which date the six months period must be counted, shall be deemed to be the date of the acknowledgment of the same; and in case of several acknowledgments made at different times, the true date shall be the date of the acknowledgment which is last in point of time. For the purpose of asserting their rights under this Article, the claims of creditors of the grantor not due at the date of the recording of the deed shall be considered as due and enforceable at such date. This Act shall not affect the rights of creditors to assert their claims against the grantor *in personam*, and nothing herein contained shall change the legal effect of the taking of possession of the property by the grantee as provided in Section 20 of this Article. This Act shall not apply to mortgages.

Approved April 18th, 1916.