

and such conveyance shall be as valid to all intents and purposes as they would have been if made by the clerk who made the sale, and whenever property has been sold for taxes pursuant to law by one clerk and such sale has been duly reported by the clerk who made the sale but the deed for such property has been executed and delivered by the successor in office of the clerk who made such sale and report as aforesaid, such conveyance shall be as valid to all intents and purposes as it would have been if made by the clerk who made and reported the sale.

The clerk making sale of property for the payment of taxes due and in arrears shall be entitled to the same fees as is allowed a sheriff by law for selling property under execution.

122K. No piece of real estate, offered at tax sale, shall be sold for less than the total of taxes, interest, penalties and cost of sale for which it is liable; and if such a bid for the same be not made, it shall be sold to the Mayor and Council of Chestertown for such total amount thereof. If said real estate is not redeemed, within a period of twelve months as herein provided, it can be sold by the Mayor and Council either at public or private sale.

#### SAVING CLAUSE.

122L. All laws now in force relating or applicable to the Commissioners of Chestertown and not included in this Act and not inconsistent with this Act, and all ordinances of the Commissioners of Chestertown now in force and not inconsistent with this Act, shall be and they are hereby continued in as full force and virtue as if the Mayor and Council of Chestertown were named therein until changed or repealed, respectively, by the General Assembly of Maryland or by the Mayor and Council of Chestertown.

122M. This Act shall not affect or impair any right vested or acquired and existing at the time of the passage thereof; nor shall this Act impair, discharge or release any contract, obligation, duty, liability or penalty whatever now existing. All suits and actions, both civil and criminal, pending, or which may hereafter be instituted for causes of action now existing or offenses already committed against any law or ordinance repealed by this Act, shall be instituted, proceeded with and prosecuted to final determination and judgment as