

*to abide by and fulfill any order or decree which shall be made by the court in relation to the sale of such mortgaged property or the proceeds thereof; and such bonds shall be and remain as an indemnity to and for the security of all persons interested in such mortgaged property or the proceeds thereof and be subject to be sued upon as other bonds taken in the name of the State and subject to the same limitations and disabilities as such other bonds. Upon the docketing of an appropriate suit in such court of equity and the filing therein of the mortgage exhibit, or duly certified copy thereof, with or without the bond described in this section, the jurisdiction of the court shall forthwith attach.*

*(c) In all sales made in pursuance of such authority the party offering the same for sale shall give, in the selling of real estate or chattels real, not less than twenty days and in the sale of personal property not less than five days' notice of the time, place and terms thereof by advertisement in some newspaper published in the county or city where the mortgaged property or some portion thereof is located, if there be one so published, and, if not, in a newspaper having a large circulation in said county or city.*

*(d) After a sale has been confirmed by the court and the purchase money paid, the person making such sale shall convey the property to the purchaser, or if the vendor and purchaser be the same person the court confirming the sale shall, in its order of ratification, appoint a trustee to convey the property to the purchaser on the payment of the purchase money; provided, however, that such a trustee need not give a bond unless the court shall deem it necessary and prescribe the same in the decree.*

7. *(a) In all mortgages of lands or of chattels real, or of goods and chattels personal, situate in the State of Maryland, wherein the mortgagor shall declare his assent to the passing of a decree for the sale of the same, it shall be lawful for the mortgagees or one or more of them or their or his assigns at any time after filing the same to be recorded to submit to a court of equity of the city or county in which the mortgaged property or some portion thereof lies the said mortgages or certified copies thereof, and the equity court to which the same is so submitted may thereupon decree that the mortgaged property shall be forthwith sold if default has already taken place in any condition of the mortgage upon which a sale is predicated by the terms thereof upon such terms of sale as to the said court may seem proper or as provided in said mortgage; and the court shall appoint by said decree a trustee or trustees to make such sale, and shall re-*