

effect as an assignment and conveyance of the mortgage claim, to take effect and precedence from the time of such entry; but such entry shall not be made without an order or direction in writing, to be signed and acknowledged before the judge of said court or before a notary public or before any other person authorized to take acknowledgments of deeds, by the person purporting to sign the same, and filed and recorded by the clerk of the court.

14. The duly authorized entries upon the docket of the court, of the satisfaction of any decrees and the discharge of any mortgage claims, made by the persons entitled to receive said claim, shall have the same effect to discharge the mortgaged property of said mortgage and all liens thereunder, as any release or other conveyance made by such persons; but such entries shall not be made without an order or direction in writing duly signed by such persons and acknowledged by them before the judge of said court, or before a notary public or any other person authorized to take acknowledgments of deeds and filed with the clerk of the court; and the entries shall refer to such orders or directions and the names of the persons aforesaid; and said orders and directions shall be recorded in said court with said decrees.

15. If, upon a sale of the whole mortgaged property under any of the provisions of this Article, the net proceeds of sale, after the cost and expenses allowed by the court are satisfied, shall not suffice to pay the mortgage debt and accrued interest, as the same shall be found and determined by the judgment of the court upon the report of the auditor thereof, the court may, upon the motion of the plaintiff, the mortgagee or his legal or equitable assignee, provided said motion is made within three years after final ratification by the court of the auditor's report and account in regard to the mortgage sale, after due notice, by summons or otherwise, as the court may direct, enter a decree in personam against the mortgagor or other party to the suit or proceeding, who is liable for the payment thereof, for the amount of such deficiency; provided the mortgagee, or his legal or equitable assignee would be entitled to maintain an action at law upon the covenants contained in the mortgage for said residue of said mortgage debt so remaining unpaid and unsatisfied by the proceeds of such sale or sales; which decree shall have the same effect and be a lien as in a case of a judgment at law, and may be enforced in like manner by a writ of execution in the nature of a writ of fieri facias by attachment or otherwise.

SEC. 2. And be it further enacted, That Sections 508 to 523, inclusive, of Article 4 of the Code of Public Local Laws of