

clerk of any of the courts of this State accompanying the acknowledgment thereof, in cases in which such certificates are necessary and proper, certifying to the official character and signature of the Justice of the Peace taking the same, and all deeds of conveyance of property in this State which may have been recorded without the seal of the notary public before whom the acknowledgment was taken, having been first attached, when the grantor resided in another State, and the acknowledgment was made in that State, shall be valid to all intents and purposes as if such defect and omission did not exist; provided, that the execution and acknowledgment of such deeds in all other respects conformed to the laws of this State, in such cases made and provided; saving, nevertheless, the rights of bona fide purchasers and incumbrancers without notice who may have become so prior to June 1, [1949] 1951.

103. All deeds, mortgages, releases, bonds of conveyances, bills of sale, chattel mortgages and all other conveyances, of real or personal property, or of any interest therein or agreements relating thereto which may have been executed, acknowledged or recorded in the State subsequent to the passage of the Act of the General Assembly of Maryland, passed at its January Session, 1858, Chapter 208, which may not have been acknowledged according to the laws existing at the time of said acknowledgment, or which may not have been acknowledged before a proper officer, or in which the certificate of acknowledgment is not in the prescribed form, or in which the official character of the officer taking the acknowledgment is not set out in the body of the certificate, or has not been certified to as required by law, or in which the conveyance has not been witnessed to or sealed BY AN INDIVIDUAL OR CORPORATION as required by law, or any deed heretofore made to or from a corporation prior to the payment of the bonus tax which was afterwards paid, shall be and the same are hereby made valid, to all intents and purposes as if the conveyances and agreements had been acknowledged, certified to, witnessed and sealed according to law; providing the said deeds, mortgages, bonds of conveyances, bills of sale and other conveyances and agreements are in other respects in conformity with the laws; provided, further, that nothing in this section shall affect the interest of bona fide purchasers or creditors without notice, who may have become so previous to June 1st, [1949] 1951.

107. Any assignment of any mortgage, which assignment has been heretofore executed and recorded, but which has not been sealed and in which no mention of any seal has been made or in which either of such defects, or any mortgage or assignment of mortgage sworn to or not sworn to at all, shall be and