

tions and Joint Tenancy," subtitle "Joint Tenancy"; Section 10(b) of the Article 50, subtitle "Interparty Agreements"; Section 7 of Article 52 of the Code, title "Justices of the Peace," subtitle "Civil Jurisdiction"; Sections 1 to 8A, inclusive, of Article 53 of the Code, title "Landlord and Tenant," subtitle "Tenants Holding Over," Sections 9 to 39R, inclusive, of the Article 53, subtitle "Distress for Rent"; Section 40 of the Article 53, subtitle "Tenants' Deposits"; Sections 45 and 46 of the Article 53, subtitle "Miscellaneous"; Sections 12 to 53 inclusive, of Article 54 of said Code, title "Hall of Records," subtitle "Land Patents"; Sections 1 to 33, inclusive, of Article 63 of the Code (1968 Replacement Volume) title "Mechanics' Lien," subtitle "In General"; Sections 1 and 2 of Article 64 of the Code, title "Merger"; Sections 1 to 30B, inclusive, of Article 66 of the Code, title "Mortgages," subtitle "In General"; Sections 31 to 38 of the Article 66, subtitle "Vendor's Lien"; Section 27 of Article 75 of the Code, title "Pleadings, Practice and Process at Law," subtitle "Ejectment"; Section 11 of Article 90 of the Code, title "Sureties," title "Contract Performance and Payment Bonds"; the new sections to read as follows:

ARTICLE 21

REAL PROPERTY ARTICLE

Title I

General Provisions

1-101. Definitions.

When used in this article, unless otherwise apparent from context:

- (a) "County" includes Baltimore City.
- (b) "Deed" includes deeds, grants, mortgages, deeds of trust, leases, ~~assignments~~ ASSIGNMENTS, and releases, pertaining to land or property or any interest therein appurtenant thereto.
- (c) "Deed of Trust" means only a deed of trust which secures a debt or the performance of an obligation, and shall not include voluntary conveyance unrelated to security purposes.
- (d) "Land" has the same meaning as "property".
- (e) "Landlord" includes "lessor".
- (f) "Lease" includes "sublease" and any further subleases.
- (g) "Mortgage" includes a deed in the nature of mortgage.
- (h) "Person" includes individual, firm, partnership, corporation (including a municipal corporation), association, or trust.
- (i) "Property" means real property or any interest therein or appurtenant thereto.
- (j) "Tenant" includes "lessee".

1-102. Severability.

If any provision or clause of this article, or application thereof, to any person or circumstances is held invalid, such invalidity shall not affect other provisions of the article which can be given effect without the invalid provision or application, and to this end the provisions of this article are declared to be severable.