

(a) *Release on the mortgage or deed of trust.* A release may be endorsed on the original mortgage or deed of trust by the mortgagee or his assignee, or the trustee or his successor under a deed of trust; and upon such mortgage or the deed of trust, with the release thereon endorsed, being filed in the office in which the mortgage or deed of trust is recorded, the clerk shall record such release photographically, with an attachment or rider thereto affixed which shall contain the names of the parties as they appear on the original mortgage or deed of trust, together with a reference to the book number and page number where such mortgage or deed of trust has been recorded. When the mortgage or the deed of trust, with the release thereon, is filed for the purpose of recording the release, the clerk shall retain such mortgage or deed of trust in his office and not permit it to be withdrawn for a period of twenty-five (25) years, after which time he may destroy it. If, however, the clerk preserves a photographic copy of the release, he may then permit such original mortgage or deed of trust with the release thereon to be withdrawn.

(b) *Release on the Records.* At the option of the clerks of court in whose offices the book form or recording is used, the release may be written by the mortgagee, or his assignee, or the trustee, or his successor under a deed of trust, upon the record in the office where the mortgage, or deed of trust is recorded, and attested by the clerk of the court; and the clerk of court in whose offices the book form of recording is used at the time of recording every mortgage, or deed of trust shall leave a blank space at the foot thereof for the purpose of entering such release.

(c) *Release on the evidence of debt.* When the debt secured by a deed of trust is fully paid or satisfied, and the bond, or bonds, note or notes, or other evidence of the total indebtedness is marked "paid" or "cancelled" by the holder, it may be received by the clerk and indexed and recorded as any other instrument in the nature of a release and shall have the same effect as a release of the property for which it is the security, as a release executed by the named trustees, provided there is attached to or endorsed upon the note or notes an affidavit of the holder, the party making satisfaction, or an agent of either of them that it has been paid or satisfied, and specifically setting forth the land record reference where the original deed of trust is recorded.

3-106. *Recording of assignments of mortgages.*

Any assignment of a mortgage shall be recorded photographically by the clerk of the court with an attachment or rider affixed thereto which shall contain the names of the parties as they appear on the original mortgage, together with a reference to the book number and page number where the mortgage was recorded.

3-107. *Recording of vendor's liens.*

When recording a deed or other instrument retaining a vendor's lien, the clerk shall leave a blank space at the foot thereof for the purpose of entering assignments and releases.

3-108. *Recording of plats.*

(a) *In general.* Whenever the owner of land in the State of Maryland shall subdivide his lands, for town or villa sites, streets,