

thirty from the date of recording of such initial notice, and shall be effective for a period of thirty years from the recording of such renewal notice. In like manner, further renewal notices may be recorded after the expiration of twenty-seven years and before the expiration of thirty years from the date of recording of the last preceding renewal notice.

(d) Applications of Section. Section 6-102 shall apply to all possibilities of reverter and rights of entry limited on estates of fee simple, existing before July 1, 1969.

6-103. Limitations of period within which actions may be brought and land recovered by reason of termination of determinable fee simple estates or upon happening of condition subsequent.

No person shall commence an action for the recovery of lands, nor make an entry thereon, by reason of a breach of a condition subsequent, or by reason of the termination of an estate of fee simple determinable, unless the action is commenced or entry is made within seven years after breach of the condition or within seven years from the time when the estates of fee simple determinable has been terminated. Where there has been a breach of a condition subsequent or termination of an estate of fee simple determinable which occurred prior to July 1, 1969, an action may be commenced for the recovery of the lands, or an entry may be made thereon by the owner of a right of entry or possibility of reverter, by July 1, 1976. Possession of land after breach of a condition subsequent or after termination of an estate of fee simple determinable shall be deemed adverse and hostile from the first breach of a condition subsequent or from the occurrence of the event terminating an estate of fee simple determinable the date of recording of such initial notice, and shall be effective for a period of thirty years from the recording of such renewal notice. In like manner, further renewal notices may be recorded after the expiration of twenty-seven years and before the expiration of thirty years from the date of recording of the last preceding renewal notice.

6-104. Alienability of possibilities of reverter and rights of entry.

Any possibility of reverter or right of entry for condition broken may be transferred in the same manner as any other interest in real property.

6-105. Exception for possibilities of reverter and rights of entry owned by State or political subdivisions.

The provisions of this title shall not apply to conveyances heretofore or hereafter made by the State or its political subdivisions so long as the possibility of reverter or right of entry owned by the State or its political subdivisions is not transferred.

TITLE VII—MORTGAGES, DEEDS OF TRUST AND VENDORS LIENS

Subtitle 1—Mortgages and Deeds of Trust

7-101. When deed absolute in terms to be considered a mortgage; assignment of mortgages as security.

(a) Every deed conveying property which by any other instrument in writing shall appear to have been intended only as security for