

IN DEEDS VOLUNTARILY EXECUTED, DELIVERED, AND RECORDED.

(B) SALE OF REVERSION WHEN RENT IS IN ARREARS.

IF THERE IS A DECREE FOR THE SALE OF ANY REVERSION IN LANDS TO WHICH RENT IS INCIDENT, THE COURT MAY ORDER ANY RENT IN ARREARS TO BE SOLD WITH THE ESTATE AND THE PURCHASER MAY RECOVER THE RENT BY DISTRESS, ENTRY, OR ACTION, AS IF HE WAS OWNER OF THE ESTATE WHEN THE RENT ACCRUED.

(C) BOND WHEN SALE IS ON CREDIT.

IF A SALE IS MADE ON CREDIT, THE COURT, ON APPLICATION OF THE MORTGAGEE OR CREDITOR, MAY DIRECT ANY BOND TAKEN IN CONSEQUENCE OF THE SALE TO BE ASSIGNED TO THE MORTGAGEE OR CREDITOR AND THE ASSIGNEE MAY SUE ON THE BOND IN HIS OWN NAME.

(D) SALE OF EQUITABLE TITLE.

THE COURT MAY DECREE A SALE OF AN EQUITABLE TITLE IN ANY CASE WHERE A DECREE FOR THE SALE OF THE LEGAL TITLE COULD BE PASSED. THE PURCHASER OF THE EQUITABLE TITLE HAS THE SAME REMEDY FOR OBTAINING THE LEGAL TITLE AS THE PERSON WHOSE EQUITABLE INTEREST HE PURCHASED WOULD HAVE HAD IF NO SALE HAD BEEN MADE.

(E) PAYMENT OF COSTS.

IF PROPERTY IS SOLD PURSUANT TO A JUDICIAL DECREE, ALL COSTS OF THE PROCEEDINGS ACCRUING UP TO AND INCLUDING THE FINAL RATIFICATION OF THE SALE SHALL BE PAID PRIOR TO THE FINAL RATIFICATION OF THE FIRST AUDITOR'S ACCOUNT AFTER THE SALE. THE COSTS SHALL INCLUDE THE FEES FOR RECORDING ALL PAPERS WHICH ARE PROPER TO BE RECORDED BY LAW. AFTER PAYMENT OF THE COSTS, THE CLERK OF THE COURT SHALL RECORD ALL THE PROPER REQUIRED PAPERS.

REVISOR'S NOTE: This section presently appears as Art. 21, §14-103 of the Code. The Commission added new language in subsection (a) so that this subsection does not conflict with the relation-back principle in §7-105. The only changes are in style.

14-104. DIVISION OF COST OF STAMPS; MORTGAGES AND DEEDS OF TRUST EXCEPTED.

IN EVERY WRITTEN OR ORAL AGREEMENT FOR THE SALE OR OTHER DISPOSITION OF PROPERTY, IT IS PRESUMED IN THE ABSENCE OF A CONTRARY PROVISION IN THE AGREEMENT OR THE LAW, THAT THE PARTIES TO THE AGREEMENT INTENDED THAT THE COST OF ANY FEDERAL OR STATE REVENUE STAMPS OR ANY STATE