

a reasonable rental of the part of the property occupied by the crops[, and this]. THIS rental is a lien on the crops and continues until paid in favor of the [purchasers] PURCHASER or those claiming under him, and neither the crops nor any part of them may be removed until after payment. If the parties are unable to agree on the rental, any party in interest may apply to the court having jurisdiction over the sale or the confirmation of it[,] for the appointment of disinterested appraisers to determine the rental, whose award shall be final.

[(2)] (3) In addition to any other remedy, the purchaser or those claiming under him, on ascertainment of the rent, may distrain for the rent or any part of it remaining due, as in the case of landlord and tenant. No provision of this section is intended to interfere with the right of the purchaser[,] or those claiming under him[,] to have possession of the property, except as to the part occupied by the crop, with necessary ingress or egress.

7-106.

(c) (1) [Where there is] IF a mortgage or deed of trust [which] remains unreleased of record, the mortgagor or grantor is entitled to a presumption that it has been paid if:

(i) 20 years have elapsed since the last payment date called for in the instrument or the maturity date as set forth in the instrument; or

(ii) IF THE LAST PAYMENT DATE OR MATURITY DATE CANNOT BE ASCERTAINED FROM THE RECORD, 40 years have elapsed since the date of record of the instrument [if the date of last payment called for in the instrument cannot be ascertained from the record].

(2) The right to release of a mortgage or deed of trust shall be enforced by a bill in equity[,] if the presumption of payment is not rebutted. All parties to the instrument including the mortgagee, trustee in a deed of trust, or any party named in the instrument, shall be made parties to the bill and served or summoned with notice as in other equity cases. If the court finds the petitioner has a right to release, the clerk shall record the release [pursuant to] UNDER the procedure set forth in § 3-105 (b) and (c) OF THIS ARTICLE relating to the clerk's duty to record releases.

(3) Recordation by the clerk operates as a release of the mortgage or deed of trust.

8-208.

(c) (2) If the landlord includes in any lease a provision prohibited by this section[,] or made