

[(b) The provisions of this subtitle do not apply to a loan made by any savings and loan association if it holds the first mortgage or first deed of trust on the property securing the loan.]

12-404.

(b) [The total amount of interest may not exceed the amount that would accrue throughout the term of the loan if charged at the rate of 12 percent per annum on the unpaid principal balances outstanding from time to time.] A LENDER MAY CHARGE INTEREST AT ANY EFFECTIVE RATE OF SIMPLE INTEREST NOT TO EXCEED 16 PERCENT PER ANNUM ON THE PRINCIPAL BALANCE OF A LOAN.

#### Article 66 - Mortgages

53.

The Commissioner shall conduct an investigation of the business of every licensee at least once every two years and in addition, at any other time at his discretion or whenever there is reasonable cause to believe that any licensee, or any other person EXCEPT FOR A SAVINGS AND LOAN ASSOCIATION, has violated any of the provisions of this subtitle, or of any rules or regulations promulgated pursuant thereto, he shall have the power to make such investigations as may be necessary, and to examine the books, accounts, records and files of such licensee or any other such person believed to have violated this subtitle or any rules or regulations promulgated pursuant thereto. To cover the costs of every such an examination or investigation he shall be paid a per diem fee of not more than [fifty dollars (\$50.00)] \$50 for each of the examining or investigating personnel so engaged.

71.

[The provisions of this subtitle shall not extend or apply to secondary mortgage loans made by building, savings and loan associations when the association making the loan holds the first mortgage or deed of trust on the property securing the secondary mortgage loan.]

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1979.

Approved May 29, 1979.

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#### CHAPTER 469

{Senate Bill 590}

AN ACT concerning