

office of the clerk for recording deeds herein created; within 6 calendar months from the time of acknowledgment; and if, within two years after the last of the work is done, he proceeds in equity, he shall have remedy as upon a mortgage, or if he proceeds at law within the same time, he may have execution against the house and land, in whose hands soever the same may be; but this remedy shall be considered as additional only, nor shall, as to the land, take place of any legal incumbrance made prior to the commencement of such claim.—*ibid.* § 10.

10. The commissioners, or any two of them, shall, until congress shall exercise the jurisdiction and government within the said territory, have power to licence the building of wharves in the waters of Patowmack and the Eastern Branch, adjoining the said city, of the materials, in the manner, and of the extent, they may judge durable, convenient, and agreeing with general order; but no licence shall be granted to one to build a wharf before the land of another, nor shall any wharf be built in the said waters without licence; and if any wharf shall be built without licence, or different therefrom, the same is declared a common nuisance; they may also, make regulations for the discharge and laying of ballast from ships or vessels lying in Patowmack river, above the lower line of the said territory and George-town, and from ships and vessels lying in the Eastern Branch; they may also, make regulations for landing and laying materials for building the said city, for disposing and laying earth which may be dug out of the wells, cellars and foundations, and for ascertaining the thickness of the walls of houses, and to enforce the observance of all such regulations, by appointing penalties for a breach of any one of them, not exceeding 10l. current money, which may be recovered in the name of the said commissioners, by warrant, before a justice of the peace, as in case of small debts, and disposed of as a donation for the purposes of the said act of congress; and the said commissioners, or any two of them, may grant licence for retailing distilled spirits within the limits of the said city, and suspend or declare the same void; and if any person shall retail or sell any distilled spirits, mixed or unmixed, less than 10 gallons to the same person, or at the same time actually delivered, he or she shall forfeit for every such sale 3l. to be recovered and applied as aforesaid,—*ibid.* § 12.

11. All deeds and other conveyances of lands, lying within the said territory, and recorded agreeably to the directions and provisions of the act (to which this is a supplement) by the clerk appointed in the manner therein provided for the recording of deeds within the said territory, shall be as good, valid and sufficient in law, for the purpose of passing the estates therein mentioned, and for all other purposes, as if the same were also recorded in the manner prescribed by the laws of this state, before the passage of the said act for the recording of deeds and other conveyances of land within this state.—*Nov. 1792, c. 59.* § 2.

12. The