passage of the Act of the General Assembly of Maryland, passed at its January Session, 1858, Chapter 208, which may not have been acknowledged according to the laws existing at the time of said acknowledgment, or which may not have been acknowledged before a proper officer, or in which the certificate of acknowledgment is not in the prescribed form, or in which the official character of the officer taking the acknowledgment is not set out in the body of the certificate, or has not been certified to as required by law, or in which the conveyance has not been witnessed to or sealed as required by law, or any deed heretofore made to or from a corporation prior to the payment of bonus tax which was afterwards paid, shall be and the same are hereby made valid, to all intents and purposes as if the conveyances and agreements had been acknowledged, certified to, witnessed and sealed according to law; providing the said deeds, mortgages, bonds or conveyances, bills of sale and other conveyances and agreements are in other respects in conformity with the laws; provided, further, that nothing in this section shall effect the interest of bona fide purchasers or creditors, without notice, who may have become so previous to June 1st, 1929.[1]

This section applied when acknowledgment was defective. McDivit *v.* McDivit, 148 Md. 273.

This section referred to in construing sec. 49—see notes thereto. Tyler Co. *v.* O'Ferrall, 153 Md. 355.

An. Code, 1924, sec. 91. 1912, sec. 89. 1908, ch. 259. 1910, ch. 588 (p. 64). 1912, ch. 85. 1914, ch. 259. 1916, ch. 151, sec. 1A. 1918, ch. 396, sec. 1A. 1920, ch. 354, sec. 1A. 1922, ch. 544, sec. 1A. 1924, ch. 431, sec. 89. 1927, ch. 590, sec. 91. 1929, ch. 546, sec. 91.

91. Any assignment of any mortgage, which assignment has been heretofore executed and recorded, but which has not been sealed and in which no mention of any seal has been made or in which either of such defects, or any mortgage or assignment of mortgage sworn to or not sworn to at all, shall be and they are hereby made valid to all intents and purposes, as if said mortgage or assignment of mortgage had been in such matters in full conformity with the law in force at the time of such execution provided, that any such mortgage or assignment of mortgage is in other respects legal and valid; and provided, further, that nothing in Sections 87 and 91 shall affect the rights of any bona fide purchasers or creditors, without notice, who become so prior to June 1st, 1929.[1]

Miscellaneous.

94.

Where lessee is entitled to redeem and tenders reversioner the money, former will not be relieved of rent accruing thereafter and before a decree directing conveyance to him, unless he keeps tender good. Maulsby *v.* Page 105 Md. 24.

Lessees (even after they assign their interests), can only be relieved of their covenant to pay by redeeming rent under this section. Baltimore *v.* Latrobe, 101 Md. 633.

[1] Ch. 545 of acts of 1929 validated deeds, mortgages, etc., of property in that portion of Baltimore City annexed thereto by ch. 82 of acts of 1918 and formerly in Anne Arundel County where recorded with the clerk of the Court for Anne Arundel County between June 1, 1918, and June 1, 1919, inclusive.