

In the case of real or leasehold estate, upon the ratification of the sale herein provided, it shall vest the title in fee in the purchaser absolutely. In the case of real estate, the purchaser shall pay an amount of the purchase money sufficient to pay the taxes, interest, cost and expenses and no more, and shall execute to the Clerk a bond or obligation, with approved securities, to pay the balance of such purchase money on the ratification of the sale; and the said Clerk shall retain out of the proceeds of such sale the amount of taxes due from such delinquent, with interest thereon, together with all costs incurred in making the sale, and shall pay the surplus, if any there be, to the owner thereof, or to anyone who shall be entitled thereto; but if the person entitled thereto resides outside of the County or is unknown or cannot be found in said County, the said Clerk may pay the said surplus into Court ratifying the sale, with a detailed statement showing such surplus, and the said Court may dispose of the same.

Section 330N. Whenever any real estate shall be sold for taxes, the owner thereof or any person having any interest in the same, prior to the sale, his heirs, personal representatives or assigns, or his, her or their agent or attorney, or any mortgages, or other lien holders, may redeem the same by paying into the Circuit Court for Dorchester County, within the period of twelve months from the date of the sale, for the purchaser, the amount of the purchase money, with interest at the rate of fifteen per centum per annum, from the date of the sales and all proper costs incurred, including a reasonable compensation for counsel fees, not exceeding Twenty Dollars, to be fixed by the Court or by agreement of the clerk and the person interested therein.

Section 330-O. When any real estate shall be sold for the payment of taxes in arrear, it shall be the duty of the Clerk to report the said sale under oath, together with all the proceedings had in relation thereto to the Circuit Court for Dorchester County. The court shall examine the said proceedings, and if the same appear to be regular and the provisions of the law in relation thereto have been substantially complied with, it shall order notice to be given by advertisement, published in such newspaper or newspapers as the court shall direct, warning all persons interested in the property sold to be and appear by a certain day, in the said notice to be named, to show cause, if any they have, why said sale shall not be ratified and confirmed; and if no cause or an insufficient cause be shown against said ratification, the said sale shall, by order of said court, be ratified and confirmed and the purchaser shall, on payment of the purchase money, have a good title to the property sold; but if good cause, in the judgment of said court, be shown in the premises, the said sale shall