

copy of the order, signed by the clerk of the court. 1752. chap. 3. § 3.

Guardians to whom the real estate of orphans shall be committed, (otherways than by will) shall, under the penalty of £. 5000 of tobacco, within one month after accepting the guardianship, with one commissioner of the county, and two skilful indifferent persons, to be nominated by such commissioner, enter and view the lands, houses, orchards, fences, &c. and shall estimate the annual value of the lands, &c. upon taking the following oath to be administered to them by the said commissioner, to wit.

*“ That according to the best of their skill and judgment, they will make a just estimate of the annual value of the said lands and plantations; and what dwelling-houses, out-houses, and orchards are upon the same, and what repair they are in; what part of the said land the said guardian may be further permitted to clear upon the said plantation, as well to raise the yearly rent so valued as aforesaid, as also towards his yearly charge in keeping the said dwelling-houses, out-houses, orchards and fences in repair, and so by him to be left;”*

always having a regard to leave a proportionable part both for quality and quantity, of uncleared land, for the benefit and advantage of the orphans