

Security to
be given on
payment of
legacies.

Executors and administrators are entitled to security of a legatee, and next of kin, to indemnify them against latent debts, and all the consequences of a payment, before they can be compelled to pay either a legacy or distributive share. For the form of such security, see appendix No. 25.

O F

D E S C E N T.

Title to real
estates.

A title to real estate is either by *descent*, and the title is then vested in a man by the single operation of the law, or by *purchase*, and then the title is vested in him by his own agreement, or consent.

First rule.

The *first* rule of descent is, that inheritances shall lineally descend to the issue of the person last actually seized, *in infinitum*; but shall never lineally ascend.

It is to be observed, that no person can be properly an ancestor, from whom an inheritance in lands or tenements can be derived, unless he hath had actual *seisin* of the land, by his own entry, or by the possession of his own,

or