

or his ancestor's lessee for years; or by receiving rent from a lessee of the free hold, or unless, in the case of an incorporeal hereditament, he hath had what is equivalent to corporal seisin, such as the receipt of rent. Co. Litt.

11, 15. Wherefore the seisin of any person makes him the root, or stock, from which the inheritance, by right of blood, must be derived.

The *second* rule of descent is, that the male Second rule.
issue shall be preferred before the female; but tho' daughters are excluded by sons, yet they are preferred before any collateral relations.

The *third* rule of descent is, that, where Third rule.
there are two or more *males*, in equal degree, the eldest shall inherit; but if two or more *females*, they shall all inherit together.

The *fourth* rule of descent is, that the lineal Fourth rule
descendants, *in infinitum*, of a person deceased, shall represent their ancestor, (that is) shall stand in the same place, as the ancestor would have done, had he been living.

Thus the child, grand child, or great grand child, of each sex, of the eldest son, shall be preferred before a younger son; and so in *infi-*