

nitum: and these representatives shall take exactly as much as their ancestors would have taken, if alive.

This taking by representation is called a succession in *stirpes* according to the roots, since all the branches inherit the same share, that their root, whom they represent, would have done.

Fifth rule. The *fifth* rule of descent is, that, on failure of lineal descendants, or issue of the person last seized, the inheritance shall go to the blood of the first purchaser, who is the person that first acquired the estate to his family, whether by sale, or gift, or any other method, except only by *descent*.

Wherefore, if lands come to a person by descent from his father, no relation of his mother can be the heir to inherit these lands; so if from his mother, no relation of his father can be the heir to inherit.

This is the great and general principle, upon which the rule of collateral inheritances depends, that, upon failure of issue of the last owner, the estate shall go to the blood of the first purchaser. He who would have