

ful, discreet persons, not related to either party, and appointed by the Orphans' Court, which two persons, before they proceed to act, shall swear before some judge or justice that they will appraise the same without favor or prejudice, and to the best of their skill and judgment; and it shall be the duty of the appraisers to examine the estate and estimate the annual value thereof, including any slaves, working beasts and stock and utensils thereon belonging to the ward and proper to be leased with the land; they shall likewise set down in writing what dwelling houses, out houses, orchards, gardens, meadows, enclosures and other improvements are on the land, and the condition thereof, and what proportion of the said land is in their estimation in woods; and they shall make a certificate, under their hands and seals, of the whole they have done, to which shall be annexed a certificate of their appointment and of their having taken the oath aforesaid, and the same shall be returned by the guardian to the Orphans' Court within three months as aforesaid; and the same shall be evidence against him, in case of any suit for misconduct brought against him.

160. No guardian shall commit waste on the land, but the court may, on his application, allow him to cut down and sell wood, and account for the same, in case it shall deem the same advantageous or necessary for the ward's education and maintenance.

161. And each guardian having real estate under his care shall either cultivate the same, with the slaves, stock and utensils belonging to his ward, or to be purchased with his money, with the approbation of the court, or he shall lease the same from year to year, or for any term not exceeding three years, and within the non-age of his ward; or he may, with the court's approbation, undertake the estate on his own account, and be answerable for the annual value to be every third year ascertained under the direction of the court.

162. The rents of all real estate of an infant dying before such rents become due shall for the year in which such infant dies be paid to his guardian, and shall be accounted for by the guardian in the settlement of his accounts with the Orphans' Court, and the balance not appropriated for the education and support of such infant for taxes, repairs, improvements, commissions and expenses shall be paid by such guardian to the