

land out of which said rents issue is held by and vested in infants, the orphans' court may, upon petition of guardians of such infants, order the transfer and conveyance of the fee and reversion in such land to the owner of the leasehold interest therein, upon payment of the amount of money at and for which the said ground rents may be redeemable; and deeds made, executed and delivered to guardians for and on behalf of such infants, in pursuance of an order of the orphans' court as aforesaid, shall vest in the owner of the leasehold estate, his heirs and assigns, all right, title, interest and estate of the said infant owners of the fee and reversion, either at law or in equity, in and to the same; and the money arising from such redemption of ground rents shall be accounted for by said guardians in the orphans' court ordering such transfer and conveyance. Every petition by guardians as aforesaid shall set forth the location and a description of the land, the liber and folio of the land records wherein the same is recorded, the date of the lease whereby the said rent was created, the amount of the annual ground rent, the amount at and for which the ground rent is redeemable, and the petition shall also state that notice as required by law, or as required by the lease, as the case may be, has been given by the owner of the leasehold estate, and such other facts as may be necessary to properly present the matter to the court, and all such petitions shall be sworn to by the guardian.

As to when ground-rents are redeemable, see art. 21, secs. 110 and 111.

As to redemption of ground-rents vested in a trustee without a power of sale, see art. 16, sec. 275.

An. Code, 1924, sec. 178. 1912, sec. 172. 1904, sec. 171. 1888, sec. 171. 1816, ch. 154. 1872, ch. 403. 1882, ch. 384. 1886, ch. 231. 1890, ch. 211. 1892, ch. 100.

180. They shall order the guardian who has received from any trustee of a court of equity any proceeds of real estate of his ward sold by such trustee, or the proceeds of the sale of leasehold estate of his ward, sold by order of the orphans' court, or moneys belonging to his ward, to invest the same in mortgages on unincumbered real estate, worth at least double the amount loaned, or such public stock, permanent funds, or other good securities to be selected by said guardian, as will yield the highest rate of interest that can reasonably be had, or they may when it is clearly for the benefit of the ward order the same to be invested in land; and the investment selected shall be reported to the court for its approval before becoming permanent and the increase or surplus income of such investment, after what may be necessary for the maintenance and education of the ward, shall be invested in like manner under the direction and approval of the court, and no part of the principal shall be applied to the maintenance and education of the ward without the order and consent of the orphans' court first had and obtained.

The orphans' court has no jurisdiction to authorize a guardian to invest ward's funds in a loan to guardian himself upon his promissory note bearing interest. Definition of term "investment." *Fidelity & Deposit Co. v. Freud*, 115 Md. 31.

Equity will order the proceeds of a sale of an infant's property turned over to his guardian—art. 16, sec. 72.

Cited in dissenting opinion in *Fay v. Fay*, 172 Md. 581.

An. Code, 1924, sec. 179. 1912, sec. 173. 1904, sec. 172. 1888, sec. 172. 1816, ch. 154, sec. 7. 1872, ch. 403.

181. All moneys invested under the preceding section shall be invested in the name of the ward, and shall be transferable only under the order of the orphans' court; and all transfers without such order shall be void;