

1900, ch. 114.

205 A. When any estate, real, personal or mixed, shall be limited or conveyed to any trustee as security for debt, or to be sold upon a contingency, it shall not be necessary for such trustee to file a bond until after the contingency happens, or a sale is about to be made in pursuance of the power contained in the deed or instrument creating the trust, and every such trustee before making sale shall file with the clerk of the court in which the deed or instrument creating the trust is recorded a bond in such penalty as the clerk may prescribe, being as nearly as can be ascertained double the amount of the trust estate, and with sureties to be approved by the clerk, conditioned for the faithful performance of the trust reposed in such trustee, which bond shall be retained and recorded in the office of the said clerk, and shall report all sales made by him to the court of equity having jurisdiction in the premises, in the same manner and subject to the same rules as are required and prescribed in relation to sales made in pursuance of decrees of courts of equity in this State; and no sale made by any such trustee without such bond shall be valid or pass any title to such property or estate. If the trust estate consists of real property, or of real and personal property, situated partly in the county or city in which the grantor resides, and partly in one or more other counties, it shall be sufficient that a bond has been accepted and filed in the county of the grantor's residence; if the trust estate consists entirely of real estate, in a county or counties other than of the residence of the grantor, it shall be sufficient that a bond has been accepted and filed in the county in which the deed has been first recorded.

1900, ch. 123.

205 B. All sales heretofore made, and all the deeds, demises and other instruments of writing granting and conveying real, personal or mixed estates heretofore executed and delivered by the trustee or trustees to whom any estate, real, personal or mixed, had heretofore been limited and conveyed for the benefit of creditors, or to be sold for any other purpose, and who gave bond with but one surety, shall be and the same are hereby made valid and effective to pass title and valid to all intents and purposes as if the said bond given by the said trustee or trustees had had