

parties concerned, and shall direct the investment of the proceeds of sale or the limitations of the reversion and rent, as the case may be, so as to enure in like manner as by the original grant to the use of the same parties who would be entitled to the land sold or leased, and all such decrees, if all the persons are parties who would be entitled if the contingency had happened at the date of the decree, shall bind all persons whether in being or not, who claim or may claim any interest in said land under any of the parties to said decree, or under any person from whom any of the parties to such decree claim, or from or under or by the original deed or will by which such particular, limited or conditional estates, with remainders or executory devises, were created.

*Downin v. Spiecher*, 35 Md. 474. *Shreve v. Shreve*, 43 Md. 382. *Winter v. Gorsuch*, 51 Md. 182. *Druid Park Heights Co. v. Oettinger*, 53 Md. 46. *Long v. Long*, 62 Md. 33. *Newbold v. Schlens*, 66 Md. 587. *Reiman v. Von Kapff*, 76 Md. 417. *Dunnington v. Evans*, 79 Md. 91. *Downes v. Long*, 79 Md. 382. *Hyatt v. Vanneck*, 82 Md. 474. *Snook v. Munday*, 90 Md. 702. *Ball v. Safe Deposit Co.*, 92 Md. 507.

1904, ch. 563, sec. 198 A.

**214.** In all cases where one or more persons is or are entitled to an estate for life or years, or to an estate tail, fee simple, conditional, base or qualified fee, or any other particular limited or conditional estate in lands, and any person or persons is or are entitled to a remainder or remainders, vested or contingent, or an executory devise or devises, or any other interest, vested or contingent, in the same land, on application of any of the parties in interest in a court of equity, if all the parties in being are parties to the proceeding, and if it shall appear to be advantageous to the parties concerned, may decree a conveyance of the same by way of mortgage, and shall direct the investment or other disposition or application of the proceeds of such mortgage so as to inure to the use and benefit of the same parties who would be entitled by the original grant to the lands so mortgaged; and all such decrees, if all the persons are parties who would be entitled, if the contingency had happened at the date of the decree, shall bind all persons, whether in being or not, who claim or may claim any interest in said land under any of the parties to said decree or under any person from whom any of the parties to such decree claim, or from or under or by the original deed or will by which such particular limited or conditional estate, with remainders or executory devises were created and the said mortgages executed in pursuance of such decrees shall bind the estates and interests in the