

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.

223. 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 two sureties or more thereon, as required by section 221 of this article, provided, that such trustee or trustees has or have complied with all the other requirements of law, and such sales, deeds, demises and other instruments of writing are in conformity with the laws; and provided further, that nothing in this section shall affect the interest of *bona fide* purchasers and incumbrancers without notice, and creditors who may have become such prior to March 27, 1900; provided, nevertheless, that nothing in this section shall operate to divest any lien or claim upon property passing under such trustee's deed, which may now exist, or which may hereafter arise, for the benefit and protection of any *cestui que trust*, where the purchase money may not have been properly applied.

1888, art. 16, sec. 206. 1874, ch. 483, sec. 108.

224. Where upon an investigation of the circumstances of the case, the circuit court for the county, or circuit court or circuit court No. 2 or superior court of Baltimore city shall be satisfied that it would be improper to require a bond to be given for double the amount of the property placed in the hands, or made subject to the disposition of said trustee, the court may prescribe the amount of the bond to be given by such trustee.