

be entitled and order the money arising therefrom to be invested in stocks or other property, or in mortgages on real estate or in other safe securities, as the court may deem most advantageous to such person non compos mentis; and on the death of such person non compos mentis the principal arising from any such sale shall pass to and vest in the person or persons in whom such property would have vested if the same had not been sold. Any decree or order which may have been heretofore passed for the sale of the property of any person non compos mentis shall have the same effect as if it had been passed after the adoption of this section.

99. The court, which may have appointed a guardian, committee or trustee of the property of a person non compos mentis, may, upon the application of such guardian, committee or trustee, without any process or order of publication, order or decree any real or leasehold property of a person non compos mentis to be leased for any term of years, or may order or decree the surrender of any lease of the estate or property of such person non compos mentis to be accepted, and the same to be demised anew on such terms and conditions as the court may direct. Lease of such property. . .

100. In all applications by a guardian, committee or trustee of the property of a person non compos mentis to sell any of the real, leasehold or personal property of such person non compos mentis, or to demise any of the real or leasehold property of such person non compos mentis, or to accept the surrender of lease thereof, the court shall, before passing an order or decree, have proof taken as in other chancery cases as to the value, quantity and condition of the property, and after considering all the circumstances, if the court shall deem it the interest and advantage of such person non compos mentis, it may order or decree a sale, lease or surrender of a lease of the whole or any part of the said property on such terms and conditions as the court may prescribe. Proof as to value of property.

SEC. 2. *And be it further enacted by the General Assembly of Maryland,* That this act shall take effect immediately on its passage. Effective.

Approved April 6th, 1894.