

the children of the said Stephen Hayes are further entitled as par-  
 ceners and heirs at law to John Hayes, senior, late of Wilmington,  
 in the state of Delaware, who was also a partner in the firm of  
 Robert May, and Company, to the one undivided fourth part of  
 his the said John Hayes' fourth part or interest in the real and  
 personal estate belonging to the said firm; that inasmuch as the in-  
 terest or share of each partner in the said firm or company, is un-  
 divided and undistinguishable from the shares or interest of all  
 the other partners in the same firm, the county court of Cecil coun-  
 ty have determined that the interest of the said children, in the said  
 real and personal estate, cannot be divided or sold, nor can the  
 said court act upon the premises under the authority of the several  
 acts to direct descents and dispose of intestate estates; that it  
 would be to the benefit and interest of the said children that their  
 interest in the real and personal estate of the said company or firm  
 should be sold and disposed of, and that the proportion of the pur-  
 chase money belonging to the minors should be placed at interest,  
 until they shall respectively arrive at age; she has therefore pray-  
 ed that a legislative act may be passed, authorising her to sell and  
 dispose of all the right, title, interest or claim, of, in, to, or out of  
 the said real and personal estate, of such of the children of said  
 Stephen Hayes, deceased, as shall be minors at the time of sale,  
 placing their proportion of the purchase money at interest, in such  
 manner as this legislature shall think proper to direct; and the  
 prayer of the petitioner appearing reasonable, Therefore,

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H Hayes au-  
 thorised to sell

Sec. 1. *Be it enacted by the General Assembly of Maryland,* That  
 the said Hannah A. Hayes, guardian of the minor children of  
 Stephen Hayes, be and she is hereby authorised and empowered,  
 to sell and convey, in fee simple, all the right, title, interest or es-  
 tate, which they the said children, or such of them as may or shall  
 be minors at the time of said sale, now have or of right ought to  
 have, of, in, to, or out of, all the real and personal estate held by  
 or belonging to the Elk Forge Company, now trading under the  
 firm of Samuel Hays and Company, lying and being situate in Ce-  
 cil county in the state of Maryland, and to execute a good and  
 sufficient deed or deeds to the purchaser or purchasers for the  
 same; *Provided,* that before any deed shall be executed by the said  
 Hannah A. Hayes, for any property sold under this section, the  
 sale thereof shall be approved by the orphans court of Cecil coun-  
 ty; *And provided also,* that at the time of making the said sale and  
 conveyance, the said Hannah A. Hayes shall take a mortgage, in  
 fee simple, on the said real and personal estate, from the purcha-  
 ser or purchasers thereof, to the minor children, conditioned for  
 the payment to each and every of the said minor children, as they  
 shall respectively arrive at lawful age, of such part or portion of  
 the purchase money, with interest thereon arising from the sale of  
 said real and personal estate, as may by law be due and payable  
 to them, and shall also take separate bonds from the said purcha-  
 ser or purchasers, to her the said Hannah A. Hayes, as guardian  
 of the said minor children respectively, conditioned for the pay-  
 ment to her, the said Hannah A. Hayes, or to any future guardian  
 that may by law be appointed, of the interest which may be due  
 and payable on each child's respective portion or share of the said  
 purchase money, annually, for his or her education and mainte-

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