

mortgagee shall not be required to look to the application of the proceeds of the mortgage.

54. Where an infant is entitled to any lands or tenements, or chattels real, or is entitled to any particular estate for life or for years, or otherwise, or to a remainder or reversion, or executory devise, or if an infant be entitled to any trust or use in or out of such lands, real estate or chattels real, or the rents, issues and profits thereof, in all such cases the court [, on petition of the guardian or next friend, and on being satisfied by proof as in cases where a guardian applies for the sale of an infant's real estate, that it would be advantageous for said infant to demise such lands, real estate or chattels real, may decree] *may, if in a proceeding in accordance with the Maryland Rules for the encumbrance of an infant's property it shall appear to be for the benefit and advantage of such infant, decree* that the same be demised for a term of years, renewable forever, or otherwise, and yielding such rent, and on such terms and conditions as the court may, direct, ; provided, that where the infant is only entitled to a part of the estate, as tenant of the particular estate, or remainderman or otherwise, all the owners of the other parts, so as to embrace the entire fee if a freehold estate, or the whole term if leasehold, assent to the passing of such decree.

59. [Upon the application of the guardian or next friend of an infant, the court may, if it appears for the benefit and advantage of such infant,] *A court may, if in a proceeding in accordance with the Maryland Rules for the alienation of an infant's property it appears to be for the benefit and advantage of an infant, authorize and decree an exchange of real estate or chattels real in which such infant has any estate, interest, trust or property or benefit, for other real estate or chattels real, or interest, trust or property therein; and the court, in decreeing such exchange, may not require equality or sameness in the quantity or character of the estate or interests, and the court may appoint trustees to execute the deeds necessary to carry such exchange into effect.*

72. A petition for adoption, as hereinafter described, may be preceded by a petition for guardianship with the right to consent to adoption, and such guardianship decree, which the courts having jurisdiction of adoption matters may require and shall have power to grant after such hearing and investigation as the court may deem appropriate, shall terminate natural parental rights, [provided that due notice of the proceedings shall have been given immediately upon the filing of the petition by summons, order of publication, or otherwise, as the court may order to be given to the natural parent or parents, as the case may be,] and [when such notice shall have been given,] the duly appointed guardian's consent to an adoption, for which the petition may be filed in the same proceeding, shall eliminate the necessity of further notice to the natural parent or parents. [When a petition for guardianship with the right to consent to adoption precedes a petition for adoption the titling of the cause shall be substantially as follows: "Ex parte in the matter of the petition of for guardianship with the right to consent to adoption of a minor."] In all respects not mentioned in this section, adoption proceedings preceded by a guardianship petition, as herein described, shall conform to the procedure outlined in this