

future situation, prospects and destination; and the said court, if it deem it advantageous to the ward, may allow the guardian to exceed the income of the estate and to make use of his principal and sell part of the same under its order; but no part of the real estate shall on account of such maintenance or education be diminished without the approbation of a court of equity as well as the orphans' court, except that in Montgomery County, the additional approbation of a court of equity shall not be required.

[187] 19. Court may order sale of specific articles.

In case the personal property of a ward shall consist of specific articles or chattels, the court may order a sale thereof, either for cash or on credit, in the discretion of the court; and all proceedings relative to said sale, including filing of inventory, shall be as directed respecting sales by administrators.

[188] 20. Sale and investment of leasehold estates.

The orphans' court, if they shall think such sale advantageous to the ward, may order any guardian to sell leasehold estates of his ward, and shall order the proceeds to be invested in bank stock or any other good security, in the name of the ward; and no sale, transfer or disposal of the said stock shall be made without the order of the court. The said court may also, if they shall think the same advantageous to the ward, order any guardian to lease any leasehold estates of the ward, for the whole or any part of the unexpired term, on such terms as may be deemed advantageous; provided, that such agreement for a lease shall not have any effect until reported to and approved by the court, and the rents arising on such lease shall be accounted for as other property or income of the ward.

[189] 21. Sale of real estate.

The orphans' court may order any guardian to sell any fee simple real estate or annual ground rents of his ward, or any interest of his ward therein, provided that the total amount of all the real estate or rents, or interest therein, owned by the infant, shall not be appraised at more than \$5,000; and further provided, that the court shall be satisfied that such sale would be for the benefit of the minor or advantageous to his estate. The proceedings shall be by petition for authority to have such property appraised, including the parcel to be sold, a petition for an order to sell and a report of sale and such sale shall not be valid or effectual unless ratified and confirmed by the orphans' court after notice by publication given in the same manner as practiced in cases of sales of lands under decrees in equity.

[190] 22. Investment of ward's money.

The orphans' court may order any money belonging to a ward to be invested in like manner and subject to the same restrictions as prescribed in Section 20.

[191] 23. Conveyance of ground rents of wards.

Whenever ground rents reserved in leases created heretofore, or hereafter become redeemable, and the title to the fee and reversion in the land out of which said rents issue is held by and vested in