

fied of the justice of the claim, and that there is no other means of paying the same.

81. The court, upon the application of the guardian, committee or trustee of any person non compos mentis, may decree the sale of any real or personal property to which such non compos mentis may be entitled, and order the money arising therefrom to be invested in stocks or mortgages on real estate, or other safe securities, as the court may deem most advantageous to such non compos mentis; and on the death of such non compos mentis, the principal sum arising from such sales of real estate, shall descend to the persons to whom the real estate would have descended if the same had not been sold.

82. The court may order any real or leasehold property of a person non compos mentis, to be leased for any term of years, and renewable forever, or may order the surrender of any lease of the estate or property of such person to be accepted, and the same to be demised anew, on such terms and conditions as the court may direct.

83. In all applications to sell the real or personal property of a person non compos mentis, or to demise the real or leasehold property of such person, or to accept the surrender of a lease thereof, the court shall, before passing a decree, have the appearance and answer of such person, by his guardian to be appointed by the court, and 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 for the interest and advantage of such non compos mentis, it may decree a sale, lease or surrender of the whole or part of such property, on such terms and conditions as the court may prescribe; but the court may decree a sale for the payment of debts, without being satisfied that such sale is for the interest and advantage of such non compos mentis.

84. No sale, lease, or surrender of a lease of the property, real or personal, of a person non compos mentis, shall be valid unless the same shall be reported to and confirmed by the court.

85. The court may allow to the trustee, committee, or other person charged with the care of the person or estate of any non compos mentis, any sum not exceeding ten per cent. on the in-