deem further security necessary, and shall be absolutely liable in case of any default whatever. The court, if it deem it necessary, may from time to time appoint suitable persons to investigate the affairs and management of said company, who shall report to such court the manner in which such investments are made and the security afforded to those or from whom its engagements are held, and the expenses of such investigation shall be defrayed by said company, or the court may, if deemed necessary, examine the affairs of said company under the oath or affirmation as to the security aforesaid.

Executors, guardians, trustees, etc.

SEC. 12. *And be it enacted,* That any executor, administrator, guardian, trustee or public officer having the control of any bonds, stocks, securities, moneys or other valuables belonging to others, shall be and is hereby authorized to deposit the same for safe keeping with said company; but nothing contained in this Act shall be construed to relieve any such officer depositing with said company, as authorized by any section thereof, from any legal liability for such deposit, unless he shall have been ordered to make the same by the proper court.

Power to act as agent for persons, firms or corporations.

SEC. 13. *And be it enacted,* That said corporation shall have power to act as agent for any person, firm or corporation which may engage in the sale, lease, purchase, exchange or mortgage of real or personal property, and to make contracts and agreements consistent with laws with such person or firm or corporation, to take, have, hold and enjoy all such estates, real, personal and mixed, as may be obtained by the investment of its capital stock, and all other moneys or funds that may come into its hands in the course of its dealings and business, and the same to sell, grant, mortgage, lease and dispose of at its pleasure, and to execute, acknowledge and deliver all deeds and other instruments in writing concerning the same, and the said corporation is hereby authorized to take the management, custody and charge of property, real and personal, and to advance money upon the same on such terms and with such powers of sale or other disposition thereof as are enjoyed by a natural person; to buy, sell or lease or otherwise acquire real and personal property in the State of Maryland or elsewhere, either as agent or for itself as fully as a natural person, and to improve the same in any way it may deem expedient by the erection of buildings or otherwise; to collect rents, interest on mortgages, dividends and incomes of all kinds upon such terms as may be arranged; and the said corporation is hereby authorized to guarantee the security, integrity and income of investments in mortgages upon real or leasehold property,