parties in being are parties to the proceeding, a court of equity may decree a sale, lease, or mortgage if it appears to be advantageous to the parties concerned. The court shall direct the investment of the proceeds of the sale, mortgage, or limitations of the reversion and rent as the case may be, so these inure to the use of the same parties who would be entitled to it if the property is sold, leased, or mortgaged.

15-102.

Unless otherwise specifically provided in this article, the provisions of this article are applicable on the effective date. In addition,

(3) Section [3-104 (b) (2)] 3-104 (F) (1) applies only to [all deeds recorded] DOCUMENTS EXECUTED ON OR after [June 1, 1967] MAY 31, 1966.

(4) Section [3-104 (b) (4)] 3-104 (F) (2) applies only to ALL deeds recorded after June 1, [1965] 1967.

(5) Section [3-104 (F) (1)] 3-104 (F) (6) applies only to [documents executed on or] ALL DEEDS RECORDED after [May 31, 1966] JUNE 1, 1965.

(7) Section [4-106 (d)] 4-106 (E) applies only to all mortgages and deeds of trust executed on or after the effective date.

(8) Section [5-113] 2-113 applies only to all deeds executed after April 7, 1886.

(9) Section [5-114] 2-114 applies to all inter vivos instruments executed on or after the effective date and to all testamentary instruments where the testator died after the effective date.

(12) [The second and third sentences of § 7-103 apply] SECTION 7-103 (B) APPLIES only to payments made on or after the effective date.

(13) Section 7-105 (d) applies to all mortgages or deeds of trust WHETHER executed before OR AFTER the effective date.

(16) Section 7-106 (c) applies to all proceedings instituted on or after the effective date, whether [or not] the mortgage or deed of trust was executed before or after the effective date.

(21) Section 10-402 applies to all options whether [or not] recorded before or after the effective date.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act