

TABLE OF CONTENTS.

CHAPTER I.

Tenures—1-20.

CHAPTER II.

Estates of Inheritance—21-81.

Classified and Defined—21-23.

Words Sufficient to Limit a Fee—23-25.

Base Fees—25-28.

Fee Conditional at the Common Law—29-31.

Estates Tail—31-38.

History of Restraints on Alienation by Limiting the Fee—38-81.

Heir's Right to Fee Against Alienation by Ancestor—39-40.

Establishment of Doctrine that Heir Takes by Descent—41.

Alienation Restrained by Creating a Fee Conditional at Common Law—41-42.

Alienation Restrained by Creating Estate Tail—42-48.

The Rule in Shelley's Case—48-72.

The Rule in Wild's Case—72-81.

CHAPTER III.

Estates of Freehold Not of Inheritance—82-91.

For Several Lives—82-83.

Waste by Life Tenant—83-89.

Acquiring Adverse Title—89-91.

Time for Executors of Life Tenant to Remove—91.

Curtesy Initiate—91.

CHAPTER IV.

Estates Less Than Freehold—92-137.

Estates for Years—92-127.

Nature of Terms for Years—92-93.

Original Remedies of Ejected Termors—93-94.

Term Void for Uncertainty—95-98.

Validity of Oral Lease—98-99.

Tenant or Servant—99-105.

License or Lease—105-107.

Farming on Shares—107-111.

Right to Rent Arrear on Death of Lessor—111.

Landlord's Right of Entry to Inspect During Term—111.

(v)

TABLE OF CONTENTS.

Warranty of Safety and Fitness—112-116.
 Right to Emblements—117.
 Right to Estovers—117-119.
 Apportionment of Rent on Destruction—119-121.
 Liability for Waste—121-122.
 Right to Open and Work Mines—122-124.
 Termination of Relation—124-127.
 Tenants at Will—127-132.
 Tenants at Will Defined—127-129.
 Estates at Will, How Determined—129-132.
 Tenancy from Year to Year—132-137.

CHAPTER V.

Conditions—138-176.

Term on Condition to Enlarge to a Fee—138-139.
 Condition or Declaration of Use—139-144.
 Rule to Distinguish Condition from Covenant—144-146.
 Conditions and Limitations Distinguished—146-154.
 Impossibility of Performance—154.
 Right to Entry When Not Expressly Reserved—154.
 Who May Enter for Condition Broken—154-165.
 Division and Waiver of Condition—165-168.
 Conditions in Restraint of Alienation—168-176.

CHAPTER VI.

Future Estates—177-241.

Remainders—177-215.
 To Begin in Future Without Particular Estate—177-180.
 Acceleration of Remainders—180-181.
 When All to Particular Tenant and So No Remainder—181-182.
 Remainders After Fee Tail—182.
 When in Abridgment of Prior Estate or on Condition—183-190.
 Alternative Remainders in Fee—190-196.
 Sufficient Particular Estate to Support—196.
 Limited on Remote Possibility—196-200.
 Destruction of Contingent Remainders by Destruction or Failure of Particular Estate—200-211.
 What are Contingent—212-215.
 Executory Devises and Springing and Shifting Uses—216-233.
 Without Prior Particular Estate—216-225.
 A Fee After a Fee—225-231.
 After Life Estate Out of Term for Years—231-233.
 Reversions—234-241.

CHAPTER VII.

The Rule Against Perpetuities—242-272.