

*Full*

July 31, 1928

Mr. W. B. Thomas,  
West Union, Iowa.

Dear Mr. Thomas:-

Replying to your letter of July 17th will say that it is certainly unfortunate that the Tamiami Trail was not opened before April 26th as about that time the annual summer rains set in and the entire country has since then been inundated with water, and I have not been able to take the parties out to see the lands described in the releases requested as it would have been disastrous to have done so; and now as most of these people have gone north to be gone until fall thought it best to delay trying any inspection of the property until they return, but I believe that by winter all of these people will take up the deeds covered in the releases as requested. Had these releases been in Miami at the time requested probably it could have been arranged.

I note your statement of balance due you for the entire transaction up to date. I have not checked the amounts but assume they are correct. I am arranging to remit you on or before August 1st interest in the sum of \$2,636.03 which will be due on that date. The probability is that I will also transmit other funds and will ask for releases covering all these payments made.

Miami, Dade county and this section of Florida has certainly been going through a strenuous condition. Nobody has paid anything on principal due, practically none have paid interest and but very few have paid any taxes. Then the early rains setting in an undulating these lands makes it impossible to show them to advantage. This condition does not apply only to me but the condition here is really critical in this whole section of Florida because it is almost absolutely impossible to get any money. The purchasers who had requested these releases have become lukewarm, but it will be only a short time now before the hands will be so I can let them inspect same and I believe all of these releases will be paid for in full.

Regarding taxes, beg to say like everyone else I permitted my taxes to be advertised this year for the reason it only costs 30¢ per line to advertise and the interest on the taxes on a section of land is several times that amount. This sum I shall, however, remit you on or before August 1, 1928 which is:

- ✓ 1st. \$2,636.03 interest.
- ✓ 2nd. I shall before the tax sale pay all the delinquent taxes on this land.

7000  
2000  
5000

3rd. I shall remit you as soon as possible amounts covering the releases requested, and other releases; and I shall ask that you make partial release from the mortgage covering the payment of balane of interest and principal upon such lands as I may designate.

You may rest assured that I have made every sacrifice that mortal man could make, and believe I have done more than any other purchaser in Florida has done, for I have paid up my interest and have paid for partial releases.

If you will let the matter stand in the manner it is now I believe the partial releases I will request between now and March and April of next year will take up all the principal and interest due you.

It has been my pleasure to take over to Collier County some of the best fruit and vegetable growers in this section but because conditions were so unfavorable on account of the rains they will not do anything until the rains have subsided, but I have every reason to believe that by the spring of next year I will have paid you every dollar. As per above I shall on or before August 1st remit to you either through the Southern Bank & Trust Company or personally by Mr. R. A. Coachman, Jr. the interest \$3,626.03, and have every reason to believe I shall ask for the partial releases upon other lands making substantial remittances on the amount due you.

You may rest assured that I shall not jeopardize the title to this land in not meeting tax payment on same. You understand there are certain penalties attached to non payment which are nominal but in the instance of letting the land be assessed or advertised the penalty does not amount to as much as the interest on the money during the 30 or 45 days, the period the advertisement runs.

It is my hope that I can see you personally on or about August 1st in West Union or make these remittances to you through the Southern Bank & Trust Company, or by Mr. R. A. Coachman, Jr. my brother-in-law, who is now in St. Louis.

Another unfavorable condition confronts me, - while Mr. Paul C. Taylor, attorney, of Miami, felt that he had cured all defects in title on this property, we find that Abstractor, S. C. Headley of Fort Myers, Fla. is listing caption "Irregular Instruments Follow" pages 2 to 3. I am satisfied this can be removed from the record but its going to take sometime for Mr. Taylor to cure the records of these erroneous instruments.

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For your information I am sending to you Abstract #2377  
A and B One covering Sec. 8, Twp. 53 S. Range 30 East and  
one covering Sec. 20, Twp. 53 S. Range 30 East. It will be necessary  
for Mr. Taylor to have these irregular instruments expurged from  
the records before these people will accept title which we will  
accomplish in time.

In making application for partial release of mortgage I  
was attempting to transfer title to Valmont Corporation which would  
enable me to take up all the releases requested but the attorney  
for Valmont Corporation would not pass on the abstract and the  
matter is held in abeyance.

But as stated above I shall continue to make request for  
partial releases, and except for the overflow of this section at  
this time and other conditions, I could have taken up same now,  
but by next spring I feel sure that I will have paid you in full  
for all sums due you.

Yours very truly,

JFJ/DA