

Aug. 14, 1920

Mr. Percy Brown,
Pasadena, Cal.

Dear Mr. Brown:-

I have been intending writing you ever since the auction sale of Ewell Farm, but was quite busy before leaving Athens for my vacation, so deferred it until reaching Denver.

You probably know I sold 705 acres of the place for \$101,800.00, leaving 503 acres of the tract which will likely be sold right away. I have had two wires from Mr. Figures relative to its sale to inquiring parties.

The sale failed to bring as good prices as I had hoped for, due no doubt to tight money and the fact that four fake auction sales preceded mine in that immediate vicinity. Then, too, a report was circulated that I hadn't bought the place, but that it was all a scheme between you, Figures and me to sell the farm out at a big price.

My primary object in writing you is to find out if you would be willing to allow me to pay you and your co-owners \$15,000.00 cash on the place January 1st, 1921 and put up with you as collateral the deferred purchase note with the understanding that balance of \$65,000.00 be paid to you Jan. 21st, 1922, giving me the privilege of getting the collateral notes cashed and paying proceeds to you as soon as cashed. By this means I will be able to pay the remainder of the \$65,000.00 before maturity.

Of course it will be necessary for me to pay off the \$40,000.00 mortgage to the Prudential Co., which I will do Jan. 21, 1921, thereby enabling me to deed the land unincumbered to the purchaser, giving you first lien notes for the \$65,000.00 balance.

My only reason for asking this favor is due to the fact that money has become very tight since I made you the offer on the place in April last. It will of course be rather hard to place all of the paper in a few days time and the plan I ask you to accept will enable me to handle the deal without a sacrifice, which I fear a literal compliance

with our contract will necessitate.

Under no circumstances would I expect you to do anything that would endanger or jeopardize your, your wife's or your mother's interests. I am simply asking that you agree to the above plan as a great favor to me, due to the changed financial condition of the past few months.

With kindest personal regards, I remain

Yours very truly,

Denver Address

1575 Josephine St.