146

Dec. 1st. 1949

Dr. C.W.Taylor. Fairhope, Ala.

Dear Lessee:

The 1949 tax charges on your improvements and personal property amount to \$3.60 more than your 1949 rent. We are paying the county tax in full but you will have to contribute the above amount toward your 1949 Town tax.

We must make all our tax payments this month so must urge you give prompt attention to bringing us or mailing us the above amount.

Make check payable to Town of Fairhope.

Yours truly,

Secretary

Parel

Dec. 1st. 1949

Dr. C.W.Taylor. Fairhope, Ala.

Dear Dr. Taylor:

You must pay your delinguent rent charges at once if you are depending on the corporation to pay the 1949 taxes on your improvements and personal property.

1949 taxes not paid this month will be subject to penalty charges that cannot be paid by the corporation.

Yours truly,

Secretary

Pard

August 13, 1949

Dr. and Mrs. C. W. Taylor, Fairhope, Alabama.

Dear Dr. and Mrs. Taylor:

The council has directed me to write to all lessees who have not yet paid in full the rent for last year, 1948.

I note that you owe a \$21.27 balance on the 1948 rent and all the 1949 rent, \$99.48. In addition to the foregoing, penalty charges to July 1 amount to \$4.13. The only credit to your account this year is for the 194% County tax receipt.

It is hoped you will be able to make a substantial payment on your account in the near future. Our corporation has assumed large obligations for street and sidewalk improvements, making it necessary to realize as much as possible from its outstanding account.

1948 Ho fax 27.30

Very truly yours,

Secretary

OFFICE HOURS: 10 TO 11 A. M. 2 TO 3 P. M. 7 TO 9 P. M.

PHONES OFFICE 167
RES. 219

If No Answer Call
Enterprise 4460

DR. J. A. TEEGARDEN

3336 MICHIGAN AVENUE INDIANA HARBOR EAST CHICAGO, INDIANA

Aug. 17th. 1948.

Fairhope Single Tax Corporation. Fairhope. Alabama:

Gentlemen:-

At the preent time I am not going to change my leasehold as I hope some day to improve that corner.

Hope you are well and having a good time.

Yours tuly,

Jarrgarden

FAIRHOPE SINGLE TAX CORPORATION FAIRHOPE, ALABAMA

No. 677 1. A. Teredarder	19148
Your rent is now due as follows: Tale 15-11-1281	15 Ow 2
Balance from	\$
First half 19	\$
Second half 19 4 8 Penalty	\$ 51.30 \$
Total Buly Holestt	\$ Treasurer
OVER	

Dear Doctor:

The increase is due to the opening of the street on your South line. It will be hard surfaced before the end of the year and there will be another increase next year. It is suggested you consider reducing the size of your leasehold if the rent is more than you care to pay. You have three 66 foot lots fronting on Nichols St. to the South.

C. A. Gaston, Secretary

to difference of the

DR. J. A. TEEGARDEN

3336 MICHIGAN AVENUE
INDIANA HARBOR
EAST CHICAGO, INDIANA

October 22nd, 1948.

Mr. C. A. Gaston.

Secretary of the Fairhope ingle Tax Corporation.

Fairhope, Alabama.

My dear Mr. Gaston:-

In reply to your letter of October 19th. I have made no change in the insurance. The house is unfurnished and without butane gas equuipment. So far as I know, Mr. Bloxham is looking after the property.

I understand they are putting a street around that corner. Is Nichols Avenue being upened up?

I would like to come to Fairhope. The weather is evidently very nice. I hope you are enjoying it.

Yours truly,

JAT.cog

Jakregarden

Oct. 19, 1948

Dr. J. A. Teegarden 3336 Michigan Ave. Indiana Harbor, Indiana

Dear Dr. Teegarden:

To properly assess your property here this year I heed current information as follows:

Have you made any change in your fire insurance? The record shows \$2500 with C. L. Bloxham.

Last year's assessment shows the house to be unfurnisged and without butane gas equipment. Is this still the case?

Please let me have this information by the end of this month.

Very truly yours,

Secretary

Oct. 14, 1948

Mrs. Florence E. Thames Fairhope, Alabama

Dear Mrs. Thames:

The property you sold to Mr. Boggs has been sold by him to W. G. McKibbon and your lease, under which Mr. Boggs held title has come back to us for cancellation, and we note that it was not properly endorsed by you to be transferred to Mr. Boggs.

I have written an endorsement on the back of the lease for you to sign and request that you call at our office at your early convenience so this matter can be properly completed.

Very truly yours,

Secretary

-pril 22, 1939.

Mrs. Florence E. Thames, 656 St. Francis St., Mobile, Ala.,

Dear Lesses:-

Jesse M. Smith, Tax Collector, has advised me that on May 10th he will advertise the improvements on your leasehold for sale for the collection of the delinquent 1939 taxes if the same remain unpaid on that date.

Total charges to that date amount to \$28.63. I have a bill for the taxes here which you may call or send for or you make remittance of the above amount to me payable to the order of Jesse M. Smith and I will forward same to him.

Very truly yours,

Secretary

P.S. Improvements on leased land are treated as personal property and there is no legal right of redemption.

August 13, 1949

Mr. and Mrs. Arthur H. Thomas, Fairhope, Alabama.

Dear Mr. and Mrs. Thomas:

The council has directed me to write to all lessees who have not yet paid in full the rent for last year, 1948.

I note that you owe a \$34.92 balance on the 1948 rent and all the 1949 rent, \$50.76. In addition to the foregoing, penalty charges to July 1 amount to \$3.96. The only credit to your account this year is for the 1948 County tax receipt. The 1948 Town tax receipt has not been turned in for credit.

It is hoped you will be able to make a substantial payment on your account in the near future. Our corporation has assumed large obligations for street and sidewalk improvements, making it necessary to realize as much as possible from its outstanding accounts.

Very truly yours,

Secretary 600 600 Control of the con

C/C to Bank of Fairhope.

BANK OF FAIRHOPE

61-461 FAIRHOPE, ALA.

> Mr. Arthur Thomas Fairhope, Alabama

Dear Sir:

We are informed by the Secretary of the Fairhope Single Tax Corporation, that your rental account is now delinquent, in the amount of \$82.74, as of October 1, 1949.

As we have told you before, this delinquency constitutes a default in your G. I. Home Loan mortgage. If you can not pay this entire amount before the end of December 1949, we suggest that you call at the Bank for a discussion as to a plan, whereby the delinquency maybe removed.

We will appreciate it if you will give this matter your immediate consideration.

Yours sincerely,

President

KW: eb

August 15, 1949

Mr. and Mrs. Arthur Thomas Fairhope, Alabama

Dear Mr. and Mrs. Thomas:

We have received a carbon copy of a letter addressed to you, by the Fairhope Single Tax Corporation, dated August 13, 1949.

This letter indicates a substantial delinquency in the matter of the rent due to that Corporation.

It appears that you have not paid your 1948 taxes, These delinquencies constitute a default in your G. I. Home Loan mortgage, and must be remedied, if we are to continue to carry the mortgage.

We ask that you give this matter your immediate attention. If you can not make satisfactory arrangement to pay the amount due, it is suggested that you call at this Bank for a discussion of this situation.

Yours sincerely,

President

KW: eb

cc: Fairhope Single Tax Corporation Fairhope, Alabama

March 25th. 1949

Mr.& Mrs. A.H. Thomas. Fairhope, Alabama.

Dear Mr.& Mrs. Thomas:

M.H.Wilkins, County Tax Collector, advises us your 1948 State and County Tax has not been paid.

The total charges to date amount to \$12.53. To avoid additional charges this bill must be paid at once. We have been furnished with a copy of your bill which should accompany your remittance. If you will bring us a check or money order for the amount due payable to M.H.Wilkins, we will forward it with the bill and when the tax receipt is received we will issue a rent receipt in the amount of the tax.

It is hoped that you will appreciate the urgency of this matter and give it your promt attention.

Yours truly,

C.A.Gaston Secretary.

Copy to the Bank of Fairhope.

Mr. A.H. Thomas Fairhope, Alabama

Dear Mr. Thomas,

Re: 4BD-LHG-2443

We have information that you have not paid the State and County Taxes in connection with our dwelling. If this is the case your delinquency constitutes a default in your mortgage.

We hope that by the time you receive this letter you will have made the required payment, if so please advise us immediately.

Yours sincerely,

President

KW:eb

cc: Veterans Administration Fairhope Single Tax Corporation

Fairley 31/19as

Mr. C. C. Gaston To Fairhope Single Jax City.

Sir

On fam. 26 Jappeared before the Board to receive my ficence for Sand Surveyor. My application was approved and ill receives my could during the week. (probably) Congruent your can give me will be appreciated and the presents well be applied on my Colony rent.

Sincerely Within H. Homas

August 13, 1949

Mr. and Mrs. Fred Thompson, Fairhope, Alabama.

Dear Mr. and Mrs. Thompson:

The council has directed me to write to all lessees who have not yet paid in full the rent for last year, 1948.

Our records show you owe all of the rent on both 120s for the years 1946, 1947, 1948, and 1949, totaling \$198.52. In addition to the foregoing, on July 1 accrued penalty charges amounted to \$22.21. It appears that you have made no payments on your accounts since 1945 and have not even turned in such tax receipts for 1946, 1947 and 1948 as might be entitled to credit on your account.

Our corporation has assumed heavy financial obligations this year to carry out street and side-walk improvements and hopes to get enough in voluntary payments on delinquent accounts to avoid being obliged to resort to the compulsory provisions of the lease contract. You are urged to give this matter your immediate attention; and report to us what plans you have for discharging this indebtedness or greatly decreasing it.

Very truly yours,

Will gay in	3 2003.	
	J. and	Secretary
m.l. 0	House well sh	for 15 and there
Carpingo	(hyle) \$110000	
Sa.		Party and the Colonial Control of Control of the Colonial Control of Control of Control of Control of
		2 pm thank har toilet
	10×10 facel from	find fan 34 x 34 hay loft
	0000.00	

Dear Su!-

Cifter I talked to you about fencing off rotad on 1/2 sec. line South of me. you told me to get permission from mi H. Walley and me Dody. Me wadewitz said it was fine go ahead and fence it off as it would some him a voring as it would keep range cattle away from his fence lelso mr Dodg and Mr. Walley said to Blose it off. Have tried to get the were and can not get et also I have done a lot of work on my field spent quiet a bit of money for seed and fertilezer and have Part of it planted in com I need the use of that field this year for feed crop. So if I can't find were and have to reopen the road well have to sell my colus as I camod buy all my feed as the road is not passable only for Morse & wagon. I hope I don't have to take my there down. Thanking your from prom

Feb. 25, 1944

Mr. Fred A. Thompson Fairhope, Alabama

Dear Mr. Thompson:

Objection has been made to your extension of your west fence across the right of way for an east and west road on the half section line through the East Half of Section 22.

Action taken by the Executive Council Jan.

14, 1943 provided for a street of 66 ft in width,

taking 33 ft from the south side of the Northeast

Quarter and 33 ft. from the north side of the Southeast Quarter, has not been rescinded and you will

please remove such obstruction as you have erected.

I believe either you or Mr. Sullivan, who is reported to have likewise closed the east end of the right of way, did speak to me of this and I said I saw no objection if it was agreeable to all parties concerned. However it is apparent that it is not agreeable and I have so notified Mr. Sullivan.

Very truly yours,

Secretary.

July 2, 1943

Mr. Fred Thompson Fairhope, Alabama

Dear Mr. Thompson:

In checking over your account your statement appears to be substantially correct, in spite of what we may have told you at the time of your last payment. I can see from the figures Mr. Wolcott wrote down how he arrived at the amount you paid but I can also see how those figures were erroneously arrived at.

I found a copy of the letter I wrote to you and Jack October 3rd in which I stated that there remained oweing on the charge for clearing \$30.00 and accrued interest amounting to \$5.72, all of which was understood to be chargeable against you. The accrued rent charges amounted to \$46.48; also noted was a \$5.22 charge mm for unpaid interest on the timber account which had otherwise been paid.

Checking the record from there on I note that \$5.22 interest charge on timber was paid Oct. 10 and on the same day the 1942 tax receipt of Fred thompson was received for a credit on rent in the amount of \$5.13; on Oct. 24 Mrs. Fred T. was again credited with a \$5.00 payment on rent; on Nov. 2 with a \$5.00 payment on Clearing Improvements; on Nov. 14, \$5.00 on rent; on Nov. 21, \$5.00 on rent and on Dec. 12, \$5.00 on rent. On October 26 and again on Oct. 30 Mrs. Jack T. made \$5.00 payments on rent.

You will note that at the end of the year this made a total of \$35.13 paid on rent and \$5.00 paid on the clearing improvements, which left a balance to carry forward to 1943 amounting to Improvements \$25.00 and rent \$11.35, a total of \$36.35 as shown on your Jan. I statement, to which was added the 1943 rent charge of \$42.79. You will recall that you and Jack came in February 6 and asked a division of the account and \$21.40 of the 1943 rent charge was credited to your account and charged to Jack; also your account was credited with the \$11.35 of unpaid rent balance brought forward from 1942 and that amount was charged to Jack's account.

This left you with \$25.00 still to be paid on the clearing and a 1943 rent charge of \$21.39, to which was added ax\$\frac{1}{2}\frac\

will note that these items account for our record of your account for 1943 as follows:

Jan. 1, 1943 Jan. 1, 1943 Jan. 1, 1943 Feb. 6, 1943 Feb. 6, 1943	Balance on Imps \$25.00 Balance on Rent 11.35 1943 Rent charge 42.79 To Jack T. Acct. 1942 Rent Bal. To Jack T. Acct. 1943 Rent	11.35
Meh. 6, 1943 May 18, 1943 May 18, 1943	Lease fee chg'd and pd 1.00 Int. on Imps. & RentxRenaity - 5.72 Penalty on Rent 2.49	1.00
May 18, 1943	Unpaid Balance	22.51 56.26 32.09
	88.35	88.35

It appears that when Mr. Wolcott and I proposed to tell you what your owed to July I when you came in and wanted to pay up May 18, we deducted both the transfer to Jack of last year's rent balance and the transfer to Jack of this tear's rent from the total balance brought forward from last year. This gave a remainder of only \$3.60 to which was added a one half year rent of \$10.70, the unpaid interest charge of \$5.72 and a penalty charge of \$2.49, making the \$22.51 which you paid at that time.

We regret that this should have occurred and recall that you said at the times that it was your recollection that you owed more, but we neglected to go further into the matter at the time when we might have discovered and corrected the error.

Very truly yours,

Secretary.

P.S. The enclosed is a revised statement on which it is shown that you owe the last half of this year's rent and an unpaid balance on improvements amounting to \$21.40, credit having been given for the payment of the first half of this year's rent. In wensideration of the misunderstanding we have omitted all penalty charge and will agree that if you pay the rent charge before it becomes delinquent, no penalty will be charged on it and if you pay the \$21.40 before the end of the year no interest charge will be made.

36,35 10,104 10,70 3,60 16.79 2140 725/ 821 143P



Oct. 3, 1942

Messrs Fred and Jack Thompson Fairhope, Alabama

Dear Lessees:

This is to advise you that your account as of the present date stands on our records as follows:

There remains to be paid \$30.00 of the original \$60.00 charge for clearing improvements and as of October 1 the accrued interest amounted to \$5.72, or a total of \$35.72 owing on improvements.

The original charge for timber has been paid in full but there remains charged to this item a \$5.22 interest charge balance.

The unpaid rent inclusive of the 1942 rent amounts to \$46.48 to which must be added accrued penalty charges to Oct. 1, amounting to \$3.25 or a total oweing on the rent account of \$49.73.

You will note that these several items give a total of \$90.67.

Very truly yours,

Secretary

Inax. \$30 Inta 6% July 24, 1939 to Del 1, 1942 = 5.72 28.19 18.19 .48 Pen 21.80 apr. 1"- to July 8 = 98 day = 11.80 pieg 8 to pely 15th 7 deep = .01 1.80 July 1500 to Rug 5 - 21 Mary = 18.19 Oct. 10 to Dec. 31= 90 day = .36 . 74 18.19 Jan 14 to pely 34 183 11 18.19 .43 21.40 apr. 1- to July 3" = 13" 42.79 . 22 10.98 Oct. 15 to Dec. 3/= 10 "= 60.98 .52 50.00 10.48 Jan 1 - to diagral - 210 " = .42 10.98 21.40 apr. 1 - to. Oct. 1 = 90"= .05 7.29 3.69 aug 1 - to Det. 1 = 40" 3.25 3.69 84.75 Sunt 84.75 pely 26 to nov. 14=109 days= 1.54 82. 75 now 14 to DR 12= 28 12/12/39 to dug 1/42-240238 any 1 to any 8 = 17 days of the sent sent sent sent 60.25 Aug 8 to 11 17 = 50,25 117 \$ 17 22 = 40.25 20.25 Sep 12 to 11 10.25 11 19 to 11 . 25 3.25 hd had 22.89

Chamber of Commerce FAIRHOPE, ALA.

"On Mobile Bay"

June 29, 1942

To the Business and Professional People of Fairhope:

The Fainhope Chamber of Commerce urges every business and professional man to attend the meeting to be held for the consideration of the fate of the School of Organic Education.

This meeting will be held Tuesday, June 30, at 8:00 P.M. in Comings Hall, and will signify the close of the campaign, and everyone who has any interest whatsoever in the school facilities of Fairhope should attend.

Yours sincerely,

president

10

July 29, 1942

Mr. Fred Thompson Fairhope, Alabama

Dear Mr. Thompson:

It is noted that under the terms of the agreement through which you and your brother Jack acquired title to the leasehold rights on the land in Section 22 the tambeveteries was to have been fully paid for within three years of the signing of the agreement, which it is noted was July 7, 1930.

The price agreed to for timber was \$84.75 and our records show that only \$4.50 has been credited to the purchase price of the timber, leaving \$80.25 still due. At six per cent the interest now due on the purchace price of the timber amounts to an additional some \$14.50.

The terms of the agreement provide that if the timber has not been paid for within the specified three years will be entitled to sell the same crediting the proceeds, less reasonable salesexpense to your account.

We also wish to call to your attention that you are in default in failing to comply with the terms under which the clearing was sold to you and that in addition to these defaults you are in arrears in the payment of rent.

Please let us hear from you at an early date as to your plans for meeting this indebtedness.

Very truly yours,

Secretary

Copy J. E.

Copy to J. E. Thompson 90.00 80:25

14.50 195 4.75 14.50

May 27, 1943

Mrs. F. P. Thompson Fairhope, Alabama

Dear Mrs. Thompson:

Enclosed find application in duplicate for your son to sign. Both copies should be signed by him and returned to our office with your lease, on the back of which you should write an endorsement like the one you wrote when you trabsferred a joint-tenant interest to Mr. Thompson, which endorsement must be signed by both you and Mr. Thompson

Very truly yours,

Secretary.

Fairhope, Ala. May 26-1943. Mr. C. A. Gaston. Fairhope, Ala. Dear Mr. Laston: - Just a line to remind your you havent application for our Sidney Paul Thompson signature! I know I said there was no hurry the day I asked for it but we would like it now please Respectfully, Ins. F. P. Thompson

Mr. Henry D. Thompson Fairhope, Alabama

Dear Mr. Thompson:

I enclose receipt for the credit due you on your 1944 Auto tax. Credit was made to the accrued interest charge of \$6.01, leaving a balance of 34¢ interest due.

I have not yet been able to locate the lease but I have checked our records and I feel sure they indicate that the ten dollar credit I informed you was due you was allowed. Instead of making a credit of the ten dollars on the existing charge the record was altered by reducing the charge by the amount of \$10.00.

Our records show the balance of your indebtedness to be \$9.34 in full payment of purchase price of improvements exclusive of timber which still belongs to our corporation.

Very truly yours

Secretary

August 13, 1949

Mr. and Mrs. J. E. Thompson, Fairhope, Alabama.

Dear Mr. and Mrs. Thompson:

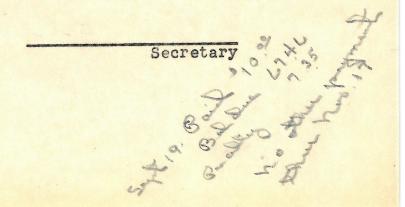
The council has directed me to write to all lessees who have not yet paid in full the rent for last year, 1948.

We find you owe, on your home leasehold, 1947 and 1948 rent in the amount of \$74.42, 1949 rent, \$81.60 and penalties to July 1 of \$14.68. No payments were received on this account in 1947 or 1948. On April 7th of this year you paid \$50.00 cashand were credited for 1947 and 1948 County tax receipts and a 1948 automobile tax receipt.

On your twenty acre leasehold you appear to owe all the rent for the years 1947, 1948, and 1949, totaling \$77.46, and penalty to July 1, \$6.22. 1947 and 1948 Town tax receipts have not been delivered to us for credit.

Our corporation has assumed heavy financial obligations this year to carry out street and side-walk improvements and hopes to get enough in voluntary payments on delinquent accounts to avoid being obliged to resort to the compulsory provisions of the lease contract. You are urged to give this matter your immediate attention; and report to us what plans you have for discharging this indebtedness or greatly decreasing it.

. Very truly yours,



Fauhopeala May 1949 Mr. Gaston Slear Sir sept 6 often the 6 th of The will be able to pay Rome lach week until Eur Colony rent is paid up. please wait until Then as we will be in a position to pay this weekly thanks m. +mo. J. E. Thompson 40 6 Priest Fairhope ala

cham Rending you. \$18.00 to apply on our colony rent. I would like to pay it on the farm frist them when it is payed up will Rend Rome lach week until we get it all paid up. Give the voy the receipt and please list the property it is Paid on.

Mrs. J. E. Thompson.

July 17, 1950

Mr. & Mrs. J. E. Thompson Fairhope, Ala.

Dear Mr. & Thompson:

The Town has furnished us with a list of our lessees who are delinquent in the payment of their Town taxes. It appears that your 1940 tax \$6.75 escaped payment. We suggest you pay this at once and bring the receipt to us for credit on your delinquent rent account.

Very truly yours,

Mr. gaston. 20.00 to apply an aur. Colony rent for Noto 7 + 8 Block 3 dursion 4_ Will Rend You \$10.00 per Week until all our & rent is paid up. hope this will be satisfactory I mean on the farm too Sincerely mo. J. E. Thompson.

Sept 29-1946. Dear Mr Laston. will you please do the assessing for me this year as some days I am unable to get to town at the right time? We have added nothing to what we had last year. You have the last year assement paper in your office. Also my partner, who is also my son Sidney, wish to have the lease changed over from me to his wife it it is allright with the Council. Will you please arrange it + greatly oblige, Mrs. Mary Thompson R.#1- Box 68 Fairhope, Alabama

Oct. 2, 1946

Mrs. Mary Thompson Rt. #1, Box 68 Fairhope, Ala.

Dear Mrs. Thompson:

essment of the property and the transfer to Sidney's wife of your interest. I am not just clear what you intend concerning this. At the present the lease names you and Mr Thompson and Sidney as joint-tenant lessees with all rights to pass to the survivor. If it is your intent to make transfer of the property sokety that of it will be the property of Sidney and his wife only it will be necessary for you and Mr. Thompson to sign an endorsement on the back of the lease transferring to Sidney all of your interests in the lease. It will then be necessary for Sidney to sign an additional endorsement transferring to his wife a joint-tenant interest with him in the lease.

If the property is now occupied by Sidney as his home it would be proper to assess it in his name and for him to call and give me such information as I will need for his assessment. I would suggest if the foregoing is the dispostion you want to make that you and Mr. Thompson and Sidney and his wife come to my office some time and I will prepare the proper endorsements for you to sign.

Very truly yours,

Dec. 1st. 1949

Sidney Thompson. Fairhope, Ala.

Dear Mr. Thompson:

You must pay your delinguent rent charges at once if you are depending on the corporation to pay the 1949 baxes on your improvements and personal property.

1949 taxes not paid this month will be subject to penalty charges that cannot be paid by the corporation.

Yours truly,

Secretary

P.S. In addition to your rent plus penalty Your tax charge exceeds your rent in the amount of\$2.06 which also must be paid by you.

Pare,

July 29, 1942

Mrs & Mrs. J. B. Tiffany Fairhope, Alabama

Dear Mr. & Mrs. Tiffany:

We are pleased to note that you have started a schedule of regular monthly payments, paying ten dollars monthly the last two months.

At this rate, if kept up, you would get paid up in about two years, except the penalty charge which would take an additional year probably. You can see it would be better if you could do even better, since the more you pay in on the delinquent account the smaller will be the accruing penalty charges.

We ask that you give this matter your closest consideration. We would like to know if your property is insured and if the policy provides for payment to our corporation as its interest may appear?

Very truly yours,

Dec. 16, 1941

Mrs. J. B. Tiffeny, Fairhope, Ala.

Dear Mrs. Tiffany:

I have a copy of your 1941 State and County tax billin the amount of \$8.04 which must be paid before the end of this month to avoid penalty.

This year our corporation is paying the taxes of its lessees whose rent accounts are paid but I note that you owe \$283.00 inclusive of penalty.

Very truly yours,

July 12, 1940

Mrs. Anah Tiffany, Fairhope, Ala.,

Dear Lessee:

The statement sent you by our treasurer the first of this month shows that your indebtedness is increasing.

Your account shows no cash payments such as were made last year and which considerable relieved the situation.

May we not expect a continuance of these payments?

Very truly yours,

Dec. 16, 1941

Mr. E. M. Tilton Fairhope, Alabama

Dear Mr. Tilton:

ty tax bill in the amount of \$52.08 which must be paid before the end of this month to avoid penalty.

This year our corporation is paying the taxes for its lessees whose rent accounts are paid but I note that y u owe \$161.46 inclusive of penalty and that you have not turned in for credit the 1939 1940 Town tax receipts.

Very truly yours,

Dec. 1st. 1949

M.V.B.Tims. Fairhope, Ala.

Dear Mr. Tims:

You must pay your delinguent rent charges at once if you are derending on the corporation to pay the 1949 taxes on your improvements and personal property.

1949 taxes not paid this month will be subject to pendity charges that cannot be paid by the corporation.

Yours truly,

Secretary

9 and

Mr. Co. a. Yaston, Faishope, ala. Dear Mr. Yastin: -Will you kindly Rend me twelve copies of the May 3, 1945 Courses as soon as is Contemus. Parkers being token so over after having done over seas, which was med five weeks, Certainly has shocked us are He was a wonderful how and we will mis him very much

our ould consolation is There is no Death". Muy We express his immortably in our lives. Nice forward the namely for The Courses as soon as they arrive as I do not know What to send. Lincerely Miss) Henrilla Votter; 3/38 Calintin ave. So Manneafolis, vild mly opne Minne sent it with 1 copy - pent

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November 11, 1948

Dear Sir:

I wish to thank you for your reply to our inquiry regarding the qualifications of Mr. Don Edward Totten as a candidate for the Rhodes Scholarships. Your letter will be treated by the Committee as strictly confidential.

Yours very tuly,

Secretary of the Committee of Selection.

Earl M. McGowin.



THIS SIDE OF CARD IS FOR ADDRESS

Dr. C. A. Gaston, Secretary Fairhope Single-Tax Corporation, Fairhope, Alabama.a

Rhodes Scholarships

From the Secretary of the	Chapman, Alabama, October 30, 1948.	
Committee of Selection for		
Alabama		
Referring to the application of	Don Edward Totten	

Dear Sir:

The man whose name is given above is a candidate for a Rhodes Scholarship before our Committee of Selection this year. I should be grateful if you would send me a frank and confidential statement regarding his qualifications. Your prompt compliance with this request will be of great assistance to the applicant and will be deeply appreciated by the Committee of Selection.

The basis of selection by the Committee is that section of the Will of Mr. Rhodes in which he mentioned the four groups of qualities which he desired in his scholars, the first two of which he considered the most important: (1) Literary and scholastic ability and attainments; (2) Qualities of manhood, truth, courage, devotion to duty, sympathy for and protection of the weak, kindliness, unselfishness and fellowship; (3) Exhibition during school days of moral force of character and of instincts to lead and to take an interest in his schoolmates; (4) Fondness for and success in manly outdoor sports such as cricket, football and the like.

The selection is not made, however, on any system of averaging up a man's qualifications under all these heads. Committees are interested instead in men who show promise of outstanding achievement in later life in their particular callings. For this, distinction of intellect and character are the most important requirements and the Committee will be particularly interested in your critical estimate of the candidate on these points. You will naturally want to confine your remarks to those points on which you can write from personal contact, as it is not expected that each individual should be able to speak about the candidate's qualifications under all these heads. It would be useful to the Committee if you could mention the names of additional persons who know the candidate well and are qualified to give an opinion of him on the basis of first-hand information.

Please do not hesitate to speak of the candidate's limitations as well as his strong points. Committees tend naturally to be dubious of recommendations which imply that a given individual has no limitations whatever.

Since the Rhodes Scholarship election this year takes place early in December, and since committees must study the credentials of the candidate before that time, I should be grateful if you would reply by return mail. Any delay in your response is naturally a disadvantage to the candidate. Your letter will be treated as strictly confidential and will be read only by those whose duty it is to pass upon the qualifications of the different applicants.

Yours ve	ery truly,
To Dr. C. A. Gaston, Sec y,	Secretary of the Committee of Selection
Fairhope Single-Tax Corporation,	SECRETARY OF THE COMMITTEE OF SELECTION Earl M. McGowin.
Fiirhope, Alabama,	ERTI M. MCGOWIN.

Nov. 9, 1948

Mr. Earl M. McGowin Chapman, Alabama

Re: Rhodes Scholarship Candidacy of Don Edward Totten

Dear Mr. McGowin:

I sincerely hope my delay in replying to your letter of October 30, will result in no disadvantage to the above named candidate. At the time of the receipt of your letter, my wife's father, a member of my household, was at the terminal stage of life and passed away last Friday.

The candidate attended the Fairhope School of Organic Education, founded by Mrs. Marietta L. Johnson and conducted by her until her death in 1938. I was closely associated with the school as a trustee and president of the board. Having this close interest in his school, as well as an intimate friendship with the Totten family, I feel competent to appraise the candidate more fully than would otherwise be the case.

Few candidates, in my judgment, could as fully meet the qualifications desired by Mr. Rhodes. I have just had a talk with one of his former teachers, Mr. Paul Frederick, who had charge of shop, athletics and folk danging. He verified my conclusion that Ed was outstanding in scholarship, that he was fully cooperative in all the campus activities of the school, and one of the most accomplished Morris dancers the school ever produced.

It was Mrs Johnson's policy to encourage the sports that fostered group cooperation rather than competition and particularly to avoid those that involved individual personal combat. For this reason sports like football were not encouraged and allowed in such measure as was demanded by a minority group of students and Ed was not in that group.

Folk dancing, the English folk dances and Morris dances, the physical activity in which Ed excelled, was given such prominence by the school because it was judged

as best to meet the all-round but varying capacities and needs of the individual pupils for a body building physical activity. Other activities in which I recall Ed had much interest were tennis and field sports such as racing, jumping, vaulting, shot put and discus throwing. You will note that none of these involve personal combat. In spite of this aversion to individual parsonal combat I have assumed Ed to have, it does not appear to have deterred him in offering his service to his country in its recent time of need.

A remark by Mr. Frederick that substantiated my conviction that Ed leaves little to be desired as a student, was that he was never found "hanging around". When the activity in which the group was engaged was completed he always had personal matters to occupy his time. The economic status of Ed's family was such that he could not have gotten far had he not made the most of his opportunities. That he did so, it appears to me, is evident by the progress he has made.

Hoping that this information will be of help to you and assuring you of my confidence that Ed will not let us down, I am,

Very truly yours,

Nov. 9, 1948

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Hoping that this information will be of help to you and assuring you of my confidence that Ed will not let us down, I am,

Very truly yours,

Fairhope, August 12th., '54.

To the President and members of the Colony Council of the Fairhope Single Tax Corporation.

Dear Friends:

This neighborhood at the intersection of Morphy Ave., and Mershon St., and the immediate vicinity was greatly disturbed recently when it learned that the southwest corner of the intersection memtioned had been leased for the purpose of a trailer camp. Fortunately the Town Planning Board turned down the application for this project.

I would like to suggest that the Colony Council through its leasing program cooperate with the Planning Board to avoid similar situations arising; or seek an expression of the Lessees who could be either favorably or unfavorably affected by an industry or a business project. I haven't forgotten how distressing the smoke and ash from the saw mill was south of the Andrews place a few years ago.

Sincerely yours,

Lillian Tolley

Aug. 21, 1954

Wrs. Lillian B. Totten Fairhope, Alabama

Door Members

Mour letter of Angust 12 was read at our regular council meeting last Thursday night. The council advised that my reply to you should express its appreciation of your concern regarding the proposed location of a "trailer camp" on our land at the southwest corner of Morphy Ave. and Meraham St. It was inferred, however, that your use of that term might indicate a misunderstanding of the type of use that is permitted by City ordinance.

You will note that this corner was leased to Mr. Gooden for "business use". While he did not at the time state the business use he proposed to make of the premises, the council did not consider it inappropriate to lease the land for business. At that time Mr. Dawson had been issued a store building permit by the City, the northeast corner was occupied by a church and the scutheast corner by the athletic field. Due to these conditions it appeared unlikely that anyone would care to lease the remaining corner for residence use. You will note that consideration was given to the emistent residence use of adjaining land by requiring that buildings be not less than 20 feet from both streets.

The zoning ordinance now being considered by the Flanning Gomzission does take into consideration the growing need for neighborhood shopping centers. Such centers are generally such appreciated by all who reside within a reasonable distance but will no doubt be objected to by many whose residences are nearest. In view of this unless the businesses could be established before the residences were built and occupied their subsequent location will almost

always meet with local opposition. Since there is no incentive to establish shopping center businesses except where there is an established residence clientele if the Planning Commission must rule against them wherever there is local opposition them none can come into existsence.

There is every indication that the Colony will not oppose any reasonable proposal of the Planning Cosmission and it will, of course, be obliged to comply with any ordinances the City council may adopt. We are sure all are interested in the general welfare of our community and its human needs. Our experience is, however, that there are many cases where the community interests cannot be best served without some sacrifice of certain individual personal interests.

As you know, our Colony corporation has, in Article XVI of its constitution, pledged that: "The natural rights of its members to absolute freedom in production, emchange, associations, beliefs and worship, shall never be abrogated or impaired by the Corporation, and the only limit to the exercise of the will of individuals shall be the equal rights of all others." We trust that we will have your full cooperation in so interpreting this pledge as to place the least possible restraint on individual freedom and private enterprise.

Fraternally yours,

Secretary

Copy to Planning Commission Secretary City of Fairhope J. E. Gooden Aug. 21, 1948

Mrs. Lillian B. Totten Fairhope, Ala.

Dear Mrs. Totten,

We find that our statements for the last half of 1948 previously sent you is in error. It does not include the rise in value which reflects the paving of Morphy Avenue.

With apologies for the error we ask that you accept the enclosed as the correct statements for the last half of 1948.

Very truly yours,

Feb. 25, 1947

Mrs. Lillian Totten Fairhope, Ala.

Dear Mrs. Totten:

At the time of fixing the 1947 rents it was anticipated that you would have fully utilizable frontage on the new street on the north as well as on Morphy Ave. and the rate on the new street, together with an increase of about 70 % in the frontage rate on Morphy and the general 11.1% increase on all rents gives you a very considerably increased rent for 1947 as shown on the enclosed bill for the first half.

At its last meeting the Executive Council gave consideration to the fact that you are at present receiving no benefit from the new street and voted to allow you a discount on your bill for the first half of 1947 eliminating all rent influence from the new street. The effect of this action is shown by the discounts on the bills for your leasehold and that carried in the name of F. P. Totten.

We hope the Town will be in position to make extension of water and electric utilities before the last half year's rent is due so your new frontage will be capable of fullest development. Should such be the case you may anticipate a rent charge for the last half of 1947 in the amount of the gross bills on the enclosed statements. Our authority to grant the discount now applies only to rent for the first half.

Very truly yours,

Dec. 16, 1941

Mrs. Lillian B. Totten, Fairhope, Alabama

Dear Mrs. Totten:

I have a copy of your 1941 State and County tax bill in the amount of \$14.10 which should be paid before the end of this month to avoid penalty.

This year our corporations is paying the taxes of those lessees whose rent accounts are paid bu t I note that you owe \$150.55 inclusive of penalty.

If you do not have a bill for the taxes you better call and get mine and send it in with your remittance which I trust you will be able to do before the end of the month.

Very truly yours,

Secretary.

Dic. 18,1941 eas

July 12, 1940

Mrs. Lillian Totten, Fairhope, Ala.,

Dear Lessee:

We are pleased with the improvement in your rent account and hope that it will be possible for you to make additional payments before the end of the year.

Very truly yours,

June 24, 1941

Mrs. Lillian B. Totten, % Mrs. Roy W. Holloway, 38 - 22 - 204th St., Bayside, L. I., N. Y.,

Dear Mrs. Totten:

I enclose herewith the leases for you and Claire to sign. Please sign both the applications and the lease contracts and return to me the one marked CORPORATION COPY in the upper right hand margin.

I have received from Mr. Walker an insurance policy for \$2,150.00, \$2,000.00 on the residence and \$150.00 on the barn. I note there is no coverage on household furniture. I shall hold this policy for delivery to you when you return or will make such disposition of it as you may direct. Delaw

I hope you are having pleasant weather to go with the satisfactory visit I am sure you are enjoying. If there is anything here I can attend to for you please let me know. With sincere best wishand greetings to the friends of Fairhope there I am as ever,

Sincerely yours,

38-22-204th. St. Bayside, L.I., N.Y. July 14th, '41.

Dr. C.A. Gaston Secretary Fairhope Single Tax Corporation Fairhope, Alabama.

Dear Dr. Gaston:

leases received some time ago. Claire was on her way
East so waited for her arrival before answering. She,
Judson, and Joyce came on Thursday and are dividing
their time between Baysidd and West Cornwall, Conn.
where Judson's parents spend the summer. I am enclosing
the signed Corporation copy of the lease. Our copy I am
sending to Frances so that she may put it in our safety
deposit box in the bank. I had also asked her to get the
insurance policy from you and put it in the same place.
Claire thinks that I should get some coverage on the
furniture so will do that next.

I am having a grand time seeing the children and the big city, however I am small town stuff and always will be. Thanks so much for everything you have done. The children join me in best wishes to you and Margaret.

Cordially yours,

Lielian Totten

Appil 22, 1939.

Mrs. Lillian B. Totten, Fairhope, Ala.,

Dear Lesage:-

Jesse M. Smith, Tax Collector, has advised me that on May 10th he will advertise the improvements and personal property on your leasehold for sale for the collection of the delinquent 1938 taxes if the same remain unpaid by that date.

Total charges to that date amount to \$15.17 but if payment is not made prior to May 10th that amount will be increased by \$5.85, the amount od your homestead exemption which you will forfeit, plus additional costs. I have a bill for the taxes here which you can call and get or if payment is made to me I shall be glad to forward it to the collector.

Very truly yours,

Secretary.

P.S. Improvements on leased land are treated as personal propert and there is no legal right of redemption.

Paid and Reporter

THERESA LAZZARI, Asst. Clerk

ALDERMEN:

W. O. Keeble
J. H. Bennett
C. A. Gaston
H. P. Kamper
J. O. Stimpson

TOWN OF FAIRHOPE

Phone 4791

Fairhope, Alabama

August 11, 1945

Fairhope Single Tax Corporation City

Gentlemen:

A committee appointed to make a preliminary survey of the needs of the community as concerns athletic activities, present and future, is agreed that acquisition of all the land remaining in the tract in which the present football and baseball facilities are contained, would be desirable and necessary for the practical development of adequate facilities in line with the anticipated growth of our community.

It is respectfully requested that, if possible, no further leases be issued, for a few days, after which time, information on the land needed should be available.

When this is decided, the committee is hopeful that some mutually satisfactory agreement may be reached concerning the situation.

Thanking you for your consideration, we are

Respectfully

9 6

Howard Ruge, Mayor

HR/tl

Committee:

E. D. Overton

C. A. Gaston

J. H. Bennett

L. H. Harris

J. O. Stimpson

Howard Ruge

Robert Calhoun

January 25, 1946.

To The Council of the Town of Fairhope, Athletic Field Site Committee Report

The Committee on selection of the proposed athletic field reports favorably on the site on which the present base-ball and football facilities are located.

Also, it is recommended that all lands in the tract involved, not under lease at present, bevsecured for the above use and that, if possible, a portion of the land, located in the North East corner, under lease at present, be secured.

Furthermore, it is hoped that the Town Council will act favory ably in the matter, so that the Single Tax Corporation may be informed at the earliest possible moment of the decision, so that satisfactory arrangements may be made for the property.

The Committee

by Howard Ruge



Oct. 12, 1945

Mr. and Mrs. Wilford Tracy 1352 Carmen Ave. Chicago 40, Ill.

Dear Mr. and Mrs. Tracy:

I am sorry not to have made immediate reply to your letter of September 19, concerning the transfer of your property here. Just at that time I was having to meet one of my too numerous deadlines, viz. notifying lesses of the dates on which they could assess their properties, and I pushed everything else to the back of my desk, hoping it could wait until I got to it.

Such was not the case in your letter. You needed the information at once, but in its absence you resource-fully did the nexte best thing. On the authority of your letter to me, your letter to the Bank of Fairhope and a letter from the bank advising us that the conditions of transfer had been met by Mr. Potter, our Executive Council approved the transfer and I have written a new lease to Mr. and Mrs. Potter.

However, so we may have our records in proper order I have written endorsements on the backs of your leases which are herewith enclosed, and I will appreciate your signing these endorsements and returning the leases to our office.

We do hope that you will continue your visits to Fairhope and further that some day you will come here to make your home, and then you will associate yourselves with us in the work of the Fairhope Single Tax Corporation.

Sincerely yours,

WILFRED TRACY 1352 CARMEN AVENUE CHICAGO 40, ILLINOIS

September 19, 1945

Mr. C. A. Gaston, Secretary Fairhope Single Tax Corporation Fairhope, Alabama

Dear Mr. Gaston:

I have just received a letter from Mr. A. N. Potter, the tenant on my farm, stating that his son, R. C. Potter, will accept my offer to sell the place for \$2,400.00 in cash.

I trust that this transaction will meet with the Colony's approval. If so, will you outline for me the procedure to be followed in having my lease transferred to him?

Mr. Potter has asked me to endorse the lease and forward it to the Bank of Fairhope. If I do this, what is the correct wording of the endorsement and where should it be placed on the lease? I presume that the Bank would collect the payment from Mr. Potter and send it on to me after subtracting their fee for handling the transaction.

Your assistance in this matter will be very much appreciated.

Very truly yours,

Holfred Tracy

Approved by the Executive Council October 4, 1945.

J. A. Gustini Secretary

THE BANK OF FAIRHOPE

FAIRHOPE, ALABAMA
"On Mobile Bay"

October 4, 1945

Fairhope Single Tax Corporation Fairhope, Alabama

Gentlemen:

We have to-day received the sum of \$2,400.00 for the account of Mr. Wilfred Tracy and Mrs. Rose Tracy covering payment in full for the improvements and lease hold rights to the following described land:

The South half except the North 171 feet of the West 261 feet of the Southwest quarter of the Southwest quarter of Section 11, and the South half, Northwest quarter, South west quarter, North half, Southwest quarter, Southwest quarter and one acre in northwest corner of South half Southwest quarter, Southwest quarter being fifty-three yards north and south by eighty-seven yards east and west less roads on west, Section 11, Township 6, Range Two.

This payment has been made by Mr. R. C. Potter and the leases have been delivered to him, it being our understanding that this evidence of payment will put you in a position to accomplish the transfer of the leases.

Yours sincerely,

President

KW/al

Approved by the Executive Council October 4, 1945.

WILFRED TRACY 1352 CARMEN AVENUE CHICAGO 40, ILLINOIS

October 16, 1945

Mr. C. A. Gaston, Secretary Fairhope Single Tax Corporation Fairhope, Alabama

Dear Mr. Gaston:

Thank you for your letter of October 12, enclosing the leases with proper endorsement. These have been signed and are being returned with this letter.

We do intend to continue our visits to Fairhope when transportation conditions become more nearly normal, even though we have disposed of the farm. The sale seemed desirable at this time because of the fact that, from this distance and our single annual visit, we could not interest the elder Mr. Potter in beginning any of the long-range improvements that would have made the farm an ideal place for our retirement.

We have been giving some thought to the possibility of eventually securing some property suitable for tourist accommodations, as a retirement occupation, and will want to consider various aspects of such a proposition on our future visits to Fairhope.

Very truly yours,

May 6, 1943 1352 Carmen Avenue Chicago, Illinois

Mr. C. A. Gaston Fairhope Single Tax Corporation Fairhope, Alabama

Dear Mr. Gaston:

I want to thank you for your interest in advising me that the Board of Equalization has proposed to raise the assessment on my improvements to \$700.00.

The protest form was signed and returned to the Board Secretary at Bay Minette, on the same day that it reached me. I do not honestly see how an increase on the improvements could be justified, and appreciate your efforts in my behalf.

I'm somewhat envious of the fine spring weather you are enjoying--we're still having unwelcome March weather at its worst, and will probably have to wait until we can make a visit to Fairhope to experience pleasant, temperate weather.

Sincerely yours

P. S. Will you please change my address on your records, from 5255 North Hoyne Avenue, to 1352 Carmen Avenue?

April 21, 1943

Mr. Wilfred Tracy 5,555 North Hoyne Ave., Chicago, Illinois

Dear Mr. Tracy:

Having learned that the Board of Equalization has proposed to raise the assessment on your improvements to \$700.00 we made an inspection of the premises and found the raise not justified.

I have therefore prepared a protest form which I enclose. Please sign this and mail it at once to E. S. Tunstall, Sec., Board of Equalization, Bay Minette, Alabama.

We are having lovely spring weather, a little cool for us, but fine growing weather and just such as you would like. We'll probably be grateful later for having the long summer a little shorter.

Sincerely yours,

March 4, 1942

Mr. & Mrs. Wilfred Tracy 5255 North Hoyne Ave., Chicago, Illinois

Dear Lessees:

Enclosed are both copies of the lease to the Sam Beaty property. You will please sign these and return to us the one on which you find "CORPORATION COPY" written in the upper right hand margin.

When you return our copy of the please please enclose one dollar to pay the regular lease issuance fee.

I hope that you will find this investment a profitable one. I do believe it makes a valuable addition to your previous holding and fills out a more efficient unit.

Very truly yours,

Secretary.

Returned Mah 12/1942 long. long filed Lesses' long returns for recording Mr. C. A. Gaston, Secretary Fairhope Single Tax Corporation Fairhope, Alabama

Dear Mr. Gaston:

Thank you very much for your letter of January 15. We appreciate your thoughtful handling of this matter for us.

As suggested, we are forwarding today to the Bank of Fairhope the signed application for the lease, together with a check totaling \$461.47 to cover the purchase price of \$450.00 plus \$11.47 for the rent for the first half of 1942.

Enclosed with this letter is a check to cover the rent for the first half of 1942 due on our present holdings.

Very truly yours,

Wilfred Tracy

5255 North Hoyne Avenue

Chicago, Illinois

March 12, 1942

Mr. Wilfred Tracy 5255 N. Hoyne Ave. Chicago, Ill.

Dear Mr. Tracy:

Enclosed find receipt for the payment of the one dollar lease issuance fee and two dollars currency.

I paid the Courier subscription of One fifty and paid a Notary fee of 50¢ for notarization of the lease signatures which was necessary for a legal recording.

I have sent the lease to Bay Minette for recording but since the price of recording varies I do not know what the charge will be. As soon as a bill is received I will forward it to you and it will be most convenient for you to make payment direct.

Very truly yours,

March 12, 1942

Hon. G. W. Robertson Judge of Probate Bay Minette, Alabama

Dear Judge Robertson:

Find enclosed lease of Wilfred Tracy and Rose Tracy which they wish to have recorded in Bald-win County Records.

You may send the bill to this office for collection.

Very truly yours,

5255 North Hoyne Avenue Chicago, Illinois March 9, 1942

Mr. C. A. Gaston, Secretary Fairhope Single Tax Corporation Fairhope, Alabama

June.

Dear Mr. Gaston:

Thank you for your letter of March 4. We are enclosing a check for \$5.00, for the following purposes:

> \$1.00 for the regular lease issuance fee. \$2.50 for the cost of recording the lease at the county seat -- if this amount is not correct, kindly advise us. \$1.50 for renewal of our subscription to the Courier, which would expire in

We trust that the combination of these matters will not be too irregular. Perhaps recording of the lease is not necessary, but it seemed desirable for the lease for the first purchase, in which case the lease for the adjoining land should also be recorded to complete the unit.

The enclosed clippings will probably be of interest to you -- they are illustrations of Chicago's perpetual tax muddle.

Very truly yours,

Wilfred Tracy

Feb. 16, 1942

Mr. Wilfred Tracy 5255 N. Hoyne Ave., Chicago, Ill.

Dear Mr. Tracy:

We now have the Samuel Beaty lease in our possession endorsed as follows:

For value received in the amount of Four Hundred Fifty (\$450.00) Dollars to me in hand paid I do herewith transfer all right, title and interest in and to the within lease and the improvements thereon to Wilfred Tracy and Rose Tracy; and do declare that I have good right to make the above transfer, having had conveyed to me in a lawful manner all rights previously held by other heirs of Samuel Beaty, deceased, and of all other persons; and I do warrant to defend the rights of the transferees forever.

Witness my hand and seal this 13th day of February, 1942.

(Signed) J. F. Beaty.

Witnessed by C. A. Gaston Kirby Wharton

This transfer will be acted upon by our Executive Council at its next meeting after which a lease will be issued to you and Mrs. Tracy.

On the date of the above transfer I went on the property with Mr. Beaty and found the property substantially as it had been, I believe, except that the iron roof was missing from a chicke n shed, probably 12 12 ft. sheets of corrugated iron roofing. Neither Mr. Beaty nor Mr. Potter knew what had become of it. It had previously been reported to me but no one appears to know who got it.

After paying the charges of our corporation and the doctor bills the balance of the purchase price was paid to the account of Mr. Beaty, who how-

ever agreed that if you felt he should do so, to make some allowance for the loss of the roof. The roof, I understand had been there for a number of years, though it appears was still in fair condition and new material priced today, though not available would cost \$17.82.

I saw Mr. Potter and he said that he had had word from you to take over and he said that the absence of the roof would make no particular difference to him. He had so far done nothing to the fence and I suggested to him that he get to work on it as early as possible as such evidence of possession would rate be notice to all that the property had not been abandoned.

I will forward the lease to you for your signatures as soon as it is issued and enclose herewith the receipt for the first half of the 1942 rent.

Very truly yours,

Mr. C. A. Gaston, Secretary Single Tax Corporation Fairhope, Alabama

Dear Mr. Gaston:

Since we have heard nothing from Mr. Beaty regarding our offer of \$450.00 for his property adjoining our farm, we ask that you place on file the following offer if it becomes necessary for the Single Tax Corporation to take over this property for nonpayment of rent:

For the property as it stood upon our inspection of it on November 13, 1941, we make an offer of \$500.00, to be paid in each upon acquisition of the lease.

In view of present-day conditions, this offer cannot stand for an unlimited time, and we should appreciate being advised of the probabilities of its prompt acceptance. In any case, we should like to have a legal description of the property for our records.

Very truly yours,

Wilfred Tracy

Rose Tracy

Mr. C. A. Gaston Single Tax Corporation Fairhope, Alabama

Dear Mr. Gaston:

We are surprised not to have received a reply to our letter of December 15, containing an offer for the purchase of the Jack Beaty property adjoining our farm.

In a letter received today, Mr. Cross tells us of a propective tenant calling upon him after having been told by Mr. Beaty that the place had been sold and to see Mr. Cross regarding it.

May we ask that you be kind anough to write us promptly concerning the present status and ownership of this property? Your cooperation will be appreciated.

Very truly yours,

Wilfred Tracy

5255 North Hoyne Avenue

Chicago, Illinois

Jan. 15, 1942

Mr. Wilfred Tracy 5255 N. Hoyne Ave. Chicago, Ill.

Dear Mr. Tracy:

Your letter of Dec. 15 arrived at a time I was having to devote every available minute of my time to the Corporation's business to avoid unnecessary tax penalties and to get out the statements for the current year's rents and I have only just now reached a time when I can turn my attention to other matters.

Please accept the foregoing as my excuse. I have contacted Mr. Beaty and he has agreed to accept the \$450.00 offer originally made by you: I did not inform him of the later offer of \$500.00.

In my judgment the best way to handle the transaction is for you to forward the purchase price to the Bank of Fairhope. The Bank will attend to the payment of the outstanding obligations and to securing a proper transfer of the lease to you. I have talked this over with both the Bank and Mr. Beaty.

I have Mr. Beaty's lease and will deliver it to the bank, together with our charges of rent to the ends of 1941 and the doctor bills that have been filed with me, all of which will first be paid and the balance turned over to Mr. Beaty.

I am enclosing an application for a lease which I suggest you and Mrs. Tracy sign and forward to the Bank with your check. I also suggest that you make the check for \$450.00 plus \$11.47 to cover the first helf of the 1942 rent. Again tendering my apology for the delay, with best wishes I am,

Very truly yours,

FAIRHOPE SINGLE TAX CORPORATION

ADMINISTERING

Fairhope Single Tax Colony

ESTABLISHED 1895

FAIRHOPE, ALABAMA

Feb. 4, 1944

Mr. & Mrs. Allen O. Treutel 459 Holcombe Avenue Mobile 18, Ala.

Dear Mr. & Mrs. Treutel:

I enclose a copy of the letter I wrote you Jan. 11, a copy of your bill for the first half of the 1944 rent and application blanks for the additional 35 ft on the north of your present holding.

If you will sign the blanks and return them to me together with your lease so I can write thereon the new description, the matter will be attended to as soon as possible.

I regret this delay and the failue to get my original letter to you.

Very truly yours,

Secretary.

I has M's Saston Street that this is the Dafa to the Spore for your separate of maller Same for your The paper referred to war a Respectagely your sain was southest the hour was sate found and aller Oscient for alteration and returned to besses for alteration and returned to besses

Feb. 11, 1944

Dear Mr. & Mrs. Treutel:

I am returning herewith your contract from Mrs. Moore. The paper needed is your Lease issued by our corporation, dated December 21, 1942.

Very truly yours,

Feb. 4, 1944

Mr. & Mrs. Allen O. Treutel 459 Holcombe Avenue Mobile 18, Ala.

Dear Mr. & Mrs. Treutel:

Jan. 11, a copy of your bill for the first half of the 1944 rent and application blanks for the additional 35 ft on the north of your present holding.

If you will sign the blanks and return them to me together with your lease so I can write thereon the new description, the matter will be attended to as soon as possible.

I regret this delay and the failue to get my original letter to you.

Very truly yours,

Jan. 11, 1944

Mr. & Mrs. Allen O. Treutel 459 Holcombe Avenue, Mobile 18, Ala.

Dear Mr. & Mrs. Treutel:

I enclose herewith your bill for the first half of the 1944 rent which we have made to include the rent on the additional 35 ft. on the north for which I also enclose application blanks which you will please sign and return to me.

I would like to take your and Mrs. Sundberg's applications before the next Council meeting, Jan. 20th, so would appreciate your attending to this at once. You need not, however, pay the rent now,, you have until the first of April to pay the rent without penalty charge.

Very truly yours,

Jan. 24, 1944

Mr. & Mrs. Allen O. Treutel 459 Holcombe Avenue, Mobile 18, Ala.

Dear Mr. Treutel: .

At its meeting of January 20 Miss Sundberg made application for the north 88 feet of the lot north of your lease-hold, leaving the south 35 ft. to be added to your lot, making it 135 feet instead of 100 feet deep.

Since we had not heard from you in this matter we are having to delay our approval. If you are not going to take the balance of this land we must require that she take all or leave it all unleased.

Will you not let us hear from you at once concerning this matter?

Very truly yours,

Sec.

P.S. The foregoing is based on the assumption you received my letter of January 11.

June 6, 1938

Mrs. Elva D. Troyer 131 West 18 St., Sioux Falls, South Dakota

Dear Mrs. Troyer:

I have arranged that an absentee ballot be sent you. I believe it will be necessary for you to fill it out and return it immediately as directed. You will note that it will be necessary for you to acknowledge it before a notary or some other such officer.

I appreciate your confidence in my judgment as to the candidates who should be supported and I dist them below with their respective offices.

I am sure it must be very hard to wait and impossible to do so patiently. We in Fairbope sympathize with you and hope it will not be long until the desired action will be taken and Mr. Troyer restored to you.

Sincerely,

For Associate Member of Public Service Commission Place No. 2
W. C. Harrison
For State Senator 21st Senatorial District
Dr. W. C. Mason
For Tax Collector
Jessee Smith
For Member County Board of Education
G. K Page
Dr. C, G. Godard
For Commissioner District No 2
W. J. Hall
For Commissioner District No 4
J. B. Childress

Sioux Falls, South Dakota.

June 2, 1938.

Dear Dr. Gaston:

I desire to participate in the primary election of June 14, as you suggest in your letter of May 20. I shall appreciate the favor very much if you will kindly send me an absentee ballot, and whatever information is necessary. I value your judgment and policies very highly, and shall be glad to receive from you instructions as to your choice of candidates, inasmuch as I have been out of touch with local conditions for three years.

If you are unable to secure the ballot for me, please advise me to whom I should write. I remember that several years ago, when I was here in Sioux Falls at election time, Melville sent me an absentee ballot, which I filled in here at the election booth, but the complete details, I do not remember.

I have had no further information of any sort, concerning Melville's case, and it is indeed hard to accept conditions with patience. The poets tell us that we are the architects of our own fate, but life teaches us that there are many determining forces beyond our own individual control. We have both undergone disillusionment, physical hardship and terrorism, and have been witnessing some positive demonstrations of man's unbelievable inhumanity to man. This may quicken our sympathies and enlarge our horizon, but I am sure that we would not voluntarily choose the discipline.

I have been receiving the Courier, and letters from many friends, and am glad of these renewed contacts with Fairhope. Fairhope is one of the lovely spots of the world, and Fairhope peop; are above the world's average.

Be assured of my sincere appreciation of your interest and assistance, and please give my kindest remembrance to your family.

Most cordially yours, Elva D. Troyer,

Elva D. Troyer, 131 West 18 st.,

Sioux Falls, South Dakota.

November 25, 1940

Mrs. Nellie Powell Turner, Fairhope, Alabama,

Dear Mrs. Turner:

On Saturday night, Nov. 23, the Executive Council of the Fairhope Single Tax Corporation acknowledged receipt of notice from C. K. Cummings that he had entered into a contract to sell his improvements on and leasehold interest in the north 75 ft. of the east 81½ ft. of lot 5, block 6, division 1 to you.

This acknow ledgement constitutes an approval of an application for a lease to be issued to you upon your completion of the terms of the contract and since it is tustomary to have an application filed by the prospective transferee I am enclosing an application in duplicate for you to sign and return to this office for filing, until such time as the lease can be issued.

I am also enclosing for you to keep for your information, copies of the application and lease contract and a copy of the Corporation's constitution. The corporation expects its lessees to acquaint themselves with the purposes of the corporation and with the terms on which its lands are leased; and the corporation prefers not to lease to any who are unsympathetic with its policies or who are not in agreement with the terms.

Should you desire any further information or if this office can be of any help to you in connection with your lesseeship please cal on us.

Very truly yours,

January 30, 1941

Mrs. Nellie Powell Turner, Fairhope, Alabama,

Dear Mrs. Turner:

Mr. and Mrs. Williams are agreeable to makeing the desired transfer to you for \$12.00 for the improvements (trees) on the land and the cost of the plowing which they have paid for.

I am sure the Single Tax Corporation would not approve a full and complete transfer until such time as you are in position to receive a lease to the land adjoining which will necessitate the drawing up of an agreement, the requirements of which are a little more than I care to tackle so I talked it over with Mr. Cramer and asked him what he would charge.

Mr. Cramer says that in consideration of the small value involved he would be willing to draw suitable papers for \$2.00 which I consider to be a very reasonable price. If you will see me about this will try to get things moving.

Very truly yours,

April 22, 1939.

Mr. Elof Tuveson, Fairhope, la.,

Dear Lesses:-

Jesse M. Smith, Tax Collector, has advised me that on May 10th he will advertise the improvements on your leasehold on Fairhops Ave., for sale for the collection of the 1938 delinquent taxes if the same remain unpaid on that date.

I have a bill for the taxes here which you can call and get or you may give me a check payable to Jesse M. smith and I will forward the same to him.

Very truly yours,

Secretary.

P. S. Improvements on leased land are treated as personal property and there is no logal right of redempation.

August 8, 1947

Mrs. Elof Tuveson City

Dear Mrs. Tuveson:

In going over the rent calculations on Lots 7 & 8, Block 26, Division 2, we detected an error of 11.20. The 1947 rent should be 76.62 instead of the 87.82 for which you were billed.

As you have already completed payment on the 87.82, we are enclosing a check for 11.20, the amount of difference between the correct figure and the amount for which you were billed.

Very truly yours,



Dec. 23, 1943

Mr. Paul Tuveson Fairhope, Alabama

Dear Mr. Tuveson:

When I examined the records of the Tax Assessor I did not find that you had signed the Homestead Declaration.

I enclose a letter which I believe meets
your situation. If so sign it and send it to the Assessor or return it to me for forwarding.

This will have to be attended to at once. If the statement is incorrect you better see me about it and bring the copy of your last assessment with you.

Very truly yours,

Secretary.

Actorne (

Dec. 21, 1942

Mr. Paul Tuveson Fairhope, Alabama

Dear Mr. Tuveson:

At the last meeting of the Council I told them of the various points we had discussed concerning your rent account and your plans.

It appeared to be the sense of the Council that the best interests of all might be served if you would make arrangements to immediately complete your improvements, borrowing enough to accomplish that and to pay up your indebtedness. It was believed that the class of tenant you could get and the amount of rent paid for a finished improvement would justify this.

Of course I don't now how much you would need but if it were \$600.00 that amount could be paid back with monthly payments of about \$30.00 which would include your colony rent and pay off the indebtedness in two years, according to Building & Loan schedule.

We will be interested in learning your conclusions in this matter.

Very truly yours,

Mr. Paul Tuveson Fairhope, Ala

Dear Mr. Tuveson:

At the lest meeting of the Executive Council call was made for a report on the response of lessees to the Council action of Oct. 15, of which you were notified by letter Nov. 2.

It was necessry to report that you had made no response and on reviewing your account for the Council it was declared to be unsatisfactory and direction given that you be advised by letter that unless you make satisfactory settlement or satisfy the Council of justifiable extenuating circumstance, the Corporation must resort to the terms of the lease contract for the collection of the delinquent rent.

collection of the delinquent rent.

The Council will hold its last regular meet-

ing of this year Thursday night the 17th.

Very truly yours,

12/15 - O sol 1942 Rent with the resists, plans to some to fame and this month and rent house and will pay major portion of rent medicale measurest, or will emission meeting a bone to pay to in bottomes and fromthe house

Nov. 2, 1942

Mr. Paul Tuveson Fairhope

Dear Lessee:

At its regular meeting October 15, our Executive Council directed me to notify "all lesses having delinquent accounts that are not being satisfactorily reduced, that unless payment in satisfactory amount is made before January 1, their property will be offered for sale as provided in the lease contract."

No definition was given of what constitutes a satisfactory deduction in the delinquent account and I am notifying all lessees who have an account that is more than six months in arrears.

While you have done better than some iconsident eration is given to the fact that you have greater earning capacity than have sme of the oxthers and it is felt that you should be paying up faster than you are. I note that we have received no payment from you since September and that you have not turned in your county tax receipt for credit.

Very truly yours,

July 29, 1942

Mr. Paul Tuveson Fairhope, Alabama

Dear Mr. Tuveson:

We note that you have given no attention to your indebethess to our corporation this year and that your present total debt amounts to the equivalent of ten years rent at the present rate.

We have been lenient with accounts such as yours in the past due to the fact that opportunities for those e engaged in the building trades were extremely limited. Such is not the case and many of your earning capacity are now paying house rents of thirty to forty dollars or more monthly.

We feel therefore that it is not unreasonable for us to ask that you give consideration to making monthly payments on your account in the amount of \$25.00.

We would like to know if you have your property insured and if so if you have protected our corporation by making the provision that the policy shall be payable to the corporation as its interest may appear? We have more than \$300.00 at stake in your improvements.

Very truly yours,

Pind 25-02 long. 20, 1942.

Reported possibility B sale to mis. Edgeston.

Said sidn't lane to make any promises

3-regular paryments.

July 12, 1940

Mr. Paul Tuvešon, Fairhope, Ala.,

Dear Lessee:

While the payments made during the first half of the year brought about a slight reduction in your rent indebtedness they will have to be continued during the last half of the year or the account will be going the other way.

We are sure you will appreciate that we are entitled to ask that you give this matter every reasonable attention until the account is balanced.

Very truly yours,

Feb. 24, 1944

Mr. Robert E. Tuveson Fairhope, Alabama

Dear Mr. Tuveson:

Enclosed is a receipt for the \$34.00 paid with your application for lot 8, block 14, division 2. Your application was taken before the Council at its meeting of Feb. 17 and approved, subject to the rule of posing and payment of such value as improvements on the lot (trees) might be appraised at.

The latter figure is \$30.00 and if this is agreeable to you I am now in position to write your lease, notice of the application having been posted the required time. Please let me hear from you concerning this, as early as possible.

Very truly yours,

May 6, 1941

Mr. D. S. M. Unger, 72 St Francis St., Mobile, Akabama,

Dear Junior:

Sorry you didn't get to see me about the Meaher property since it would have been easies of explanation.

Such transactions are frequently handled through the lessee owner giving the purchaser a contract to deliver the lease upon full satisfaction of the terms. A copy of the contract is filed with the corporation together with an application a lease signed by the purchaser and the executive council of the corporation approves the contract and the application, assuring the purchaser of his acceptance as a lessee and that a lease will be issued to him on completion of the contract and delivery of the outstanding lease. It would be a protection to the purchaser to have such a contract recorded and a further protection may be provided by placing the lease in escrew in a mutually satisfactory depository.

The other method is to deliver the endorsed lease up so that a new lease can be issued to the purchaser, the seller being secured by a mortgage to which the new lease is attached. I believe this to be a more expensive way since the mortgage and the lease are generally recorded. I wonder if the Bank of Faithope might not be willing to handle this for you, paying the Meahers off and taking your lease as security for the payment of a mortgage loan they would make to you for that purpose? The common-tenancy of the present lessees and the fact that one is a minor is a factor that I feel it might be worth while to eliminate if possible.

I find from the records that lot 5, block 6, division 2 was leased to Mrs. M. E. Turpen February 7, 1910 and by her transferred to Camille D. Anderson April 6, 1925. Camille D. Anderson gave Angela D. Norville a mortgage on the property in July 1928, of which the corporation took record notice Aug. 6, 1928; transfer was made on Oct. 16, 1933 to F. J. O'Connor, but subject to the mortgage and with the consent of the mortgage. In May 1936 word was received from C. C. Inge that Mr. O'Connor wished to transfer his lease and on July 30, 1936 we received word from William V. McDermott that such transfer had been made to Albert B. Meaher and Emily S. Meaher, as Guardian for Percy Elmer Meaher, a minor. I have a letter from Peyton

Norville, dated Dec. 13, 1937 in which he states: The cancelled mortgage was delivered to Mr. William V. McDermott, attorney here. We are sure that whatever requirements were necessary to properly release mortgagee's interest were complied with."

Final transfer to the Meshers was not accomplished until June 6, 1940 and it was sold by the tax collector for the collection of the 1936 taxes under the name of F. J. O'-Connor. We purchased and when we issued a lease to the Meahers we gave them a bill of sale, as I recall. The property was assessed in the name of the corporation in 1937-38-39 and '40 and was assessed in the name of the Meahers for the first time last fall. After writing the above I find that the 1937 assessment was in the name of F. J. O'Connor and the tax paid by our corporation for which we hold receipt #3956, dated Dec. 18, 1937. The O'Connor lease was not placed on record but the Anderson lease was recorded in Record Bock No. 43 N.S., pages 338-40 and I do not know about the Turpen lease.

I have just talked with Mr. Wharton, of the Bank here (Wednesday morning) and he says that in the case of a sales contract, as first outlined, the bank would be glad to take the contract for collection for the Meahers, accepting the papers and the lease to be held in escrow until the completion of the contract. This would be the simplest and least expensive means of handling the deal since there would be no necessity of recording the instruments at this time. The bank's charge is 15¢ on each collection. Such a contract can be drawn in simple form providing for the time and amount of payments, the interest rate, obligations of purchaser to pay takes, rent, etc., and to keep the property insured in the interest of the seller and a reverter clause for default. I am enclosing an application klank in duplicate for you to sign which should be filed with us with a copy of the contract or notice of its existence. We will immediately give you recognition as the lessee and will issue the lesse to you on full satisfaction of the contract.

I hope this will be adequate and that you may have time to get the business attended to before you go to Florida. I shall be glad to do anything more needed and we shall be glad to number you among our lessees. Best wishes,

Sincerely,

Secretarie

Nov. 12, 1941

Mr. D. S. M. Unger 72 St. Francis St., Mobile, Alabama

Dear Mr. Unger:

I have never heard further from you regarding your proposed turchase of the property occuried by your mother.

It is again time to assess property and I would like to know whether the property should be assessed to you this year or to the Meahers as it was assessed last year.

It is also time to pay taxes and the rent being considerably in arrears our corporation mm cannot assume responsibility for the payment of the rent.

If the property is to be assessed to you I will be glad to assess for you but will need to

have information as to several items.

1. Is the building or the contents insured against loss by fire and if so how much insured against loss by fire and its source against loss by fire and the against loss by fire against loss by fire against l surance is on each and what is the name of the company or agent?

2. Do you own any furniture in the house and if so what is the value. Do you have a radio, electric refrigerator or electric range and if so of what value.

I shall appreciate a reply at an early date so that if the property is not assessed to you I can write elsewhere for the information.

Very truly yours,



MOBILE, ALA. November 14, 1941

Mr. C. A. Gaston, Secretary, Fairhope Single Tax Corporation, Fairhope, Alabama

Dear Comie:

Replying to your letter of November 12, relative to the Meaher property which I have been renting for my Mother, you are probably familiar with the fact that she has suffered a verious serious illness since last June and only this past week, I sent her up to live with my Sister. Frankly, I have never completed the purchase of the property, and under the circumstances, do not feel that I should, in that I do not believe that Mother will ever be well and able enough to come back to Fairhope. I appreciate your goodness and courtesy in wanting to help me, but, under the circumstances, suggest that you contact the Meahers.

With warmest personal regards and appreciation, believe me,

Sincerely yours,

Domelager .



MOBILE, ALA., May 6, 1941

Mr. C. A. Gaston, Secretary, Fairhope Single Tax Corporation, Fairhope, Alabama

Dear Cornie:

I went over the Bay last Saturday with the express purpose in mind of seeing you but - matters just didnt work out that way.

I appreciate very much your letter of March 28, in which you outlined the general situation as to the Meaher property.

Can you advise me just how you or others have handled a sale or purchase similar to mine; particularly with reference to the delivery of the existing lease by transfer and endorsement; where the consideration is being paid on a term basis. Frankly, in my case, I am purchasing the Meaher property for the sum of \$800.; payable \$100. Take and the balance at the rate of \$20. per month. Will Goodloe of the Title Insurance Company suggests that the simplest way for all concerned is: that the lease be transferred as you say; and then I in turn execute a mortgage or something similar for the balance due back to the Meahers. Obviously I cannot expect them to transfer the property to me without giving them proper security for the balance still due them.

Then, just where would I stand in executing such an agreement, where I must make application to you for a new lease? Can I have any definite assurance from you that my application will be acceptable? Can the whole matter be done concurrently with the assurance of a successful conclusion of the matter for all concerned? (I, of course, understand that in the transfer, that all rents due your Corporation must be paid before final conclusion. I can handle that through the final adjustment of pro-ratas, etc. with them.)

You will find attached hereto a letter to me from the Title Insurance Company which is self explanatory.

Under item 1, will you let me have the names of all prior lessees, so that I can get Ertzinger to check the records in Bay Minette.

Under item 2, I have already a sked your advice on that here inabove. The others items speak for themselves.

2. . . Mr. C. A. Gaston, Secretary

With reference to the mortgage or contract that I should use with the Meahers, if you have some form that is used that I could use as a model, I will appreciate it.

If you feel that you can explain the above matters better to me over the phone, do not hesitate to call me here at my office, Belmont 201 COLLECT. I will appreciate any and all help that you can give me.

The Meahers are very anxious to close the matter and I am, too, but - I want to do it properly when I do.

You may be interested in knowing that I intend to put the house in better order right away. It needs a new roof and a lot of general repair work throughout.

I am planning to go down to Camp Blanding Friday night and want to try to bring this purchase to a head before I leave - so - anythi g that you can do to expedite it will be appreciated.

With warmest regards, believe me.

Sincerely,

D. S. N. Unger

U/jc

March 28, 1941

Mr. D. S. M. Unger, 72 St. Francis St., Mobile, Alabama,

Dear Mr. Unger:

With reference to the Meaher property occupied by your mother, the Corporation has charges against the Meaher lease as follows:

> Last half 1940 Rent - - \$23:11 Penalty on above to 4/1 Fst. half 1941 Rent - -Total - - - - -

The Meaher's should deliver their lease to you with an endorsement of transfer written on the back and properly signed by them and since the young-er Meaher is a minor I would suggest that the endorsement of transfer be certified before a Notary:

consideration should be named in the transfer.

The Meaher lease, properly endorsed should be delivered to the Corporation accompanied by an application by the transferee for a new lease, which

application I enclose.

A requirement for favorable consideration of an application for transfer is that all rents owing be paid so the above amount would either have to be paid before or at the time of transfer, though it is customary for the parties to the transaction to pro

rate rents, insurance, etc.
I am enclosing a copy of our lease form, and constitution with which you are assumed to be familiar when you make an application. The Corporation desires that its lessees have a complete knowledge of the terms of the contract and that the be in accord with the purposes of the Corporation.

Should you need any further information or if I can be of any personal assistance I am sure you know you need only to write me.

Very truly yours,



MOBILE, ALA., March 27, 1941

Fairhope Single Tax Corporation, Fairhope, Alabama

Attention: Mr. C. A. Gaston, Secretary

Gentlemen:

I would appreciate it greatly if you would advise me as to the status of any rents, etc. that might be due on the property you have under lease to Albert B. Meaher and Percy Elmer Meaher, known as Lot 5, Block 6, Division 2, of your lands.

You are no doubt familiar with the fact that my Mother, Mrs. A. H. Unger, has been living in these premises for a number of years, and I am seriously considering the closing of the purchase of the Meahers' interests.

Will you also advise me as to the necessary action for me to take to obtain the necessary lease to take the place of your lease to the Meahers, together with any other advice that you may think I should have in the matter.

With warmest personal regards, believe me,

Very truly yours,

U/je

D. S. M. Unger

23.12

Zum to mr. Diskou December 12, 1940.

Dear Miss Van Meter:

I believe you have paid your 1940 taxes and I wish to advise you that the Fair-hope Single Tax Corporation would very much appreciate it if you would deliver the receipts to us now for a cash refund. It is much more to our advantage to handle the matter in this way than to have you turn in the receipts after the first of the year as a credit on next year's rent.

Yours truly,

FAIRHOPE SINGLE TAX CORPORATION FAIRHOPE, ALABAMA

September 21, 1940

DEAR LESSEE:-

I wish to call to your attention that the last half of the 1940 rent \$ _____ on your leasehold is delinquent October first. To avoid penalty, payment must be made now.

E. C. Wolcott, Treas.

ANNA R. VAN METER
"STORISENDE"
FAIRHOPE, ALABAMA

Dec 30-1940

Mr C. a Garlion Secy Fairhope Single Tay Corporation, Dear Mr Garlion, I am enclosing precipt for my State and town taxes air order that

you will please return my receipts when you have completed the record,

Thank you

. Tasjatos!

Colonial Imm

January 2, 1941

Miss Anna R. Van Meter, Fairhope, Alabama,

Dear Miss Van Meter:

\$40.65

I enclose check in the full amount of the 1940 rent paid we to this Corporation which is the extent of our liability to pay taxes for our lessees.

I am also returning to you the 1940 tax receipts which you sent in and which you requested we return to you.

We appreciate your cooperation in this matter and will be glad if you will consider allowing the matter to be handled in our regular manner when the 1941 taxes become due.

Very truly yours,

Secretary.

Oct. 24, 1951

Veterans Administration 400 Lee Street Montgomery 4, Alabama

Re: Richard J. Spader letter
Your Reference - 3022-4 BD
Attn. Mr. C. H. Newsom

Dear Mr. Newsom:

Mr. Spader has referred to me your letter of Oct. 23. It is the practice of our corporation to act as agents for our lessees in the assessing of their properties for taxation and we have arranged to do so for Mr. Spader. We, of course, are careful to claim all legal exemptions.

It is also our practice to pay the County Tax Collector for all taxes levied upon the improvements and personal property of lessees that may be held upon the land leased from our corporation, provided the rent due us is paid in full prior to the date when such taxes become delinquent and have added penalty charges. Mr. Spader's rent has been paid in full and we have assumed responsibility to pay the County Collector the full amount of his tax.

There is no additional charge to the lessee for these services and you will note in paragraph (3) of the lease contract (copy enclosed) that they conform substantially to the re provisions set forth therein. If you require any further information concerning this account or that of James W. Lipscomb, R. E. Pinson or Benjamin W. Underwood, we will be glad to furnish it. No further payments will be due on these accounts until Janl, 1, 1952 when we will bill you for the first half of the 1952 rent on the land leased to these individuals.

Very truly yours,

Secretary



VETERANS ADMINISTRATION

REGIONAL OFFICE

Montgomery 4, Alabama October 23, 1951

YOUR FILE REFERENCE:

IN REPLY REFER TO: 3022-4 BD

DL-467-Ala. SPADER, Richard J.

Mr. Richard J. Spader 14 S. Ingleside Avenue Fairhope, Alabama

Dear Mr. Spader:

Attached hereto find our letter of October 15, 1951, that we forwarded the Tax Collector, Baldwin County, Bay Minette, Alabama, requesting that he furnish us with a tax bill.

Please take the attached letter to the Tax Assessor's Office of Baldwin County, Bay Minette, Alabama, and have your property evaluated for the year 1951 and assessed for the year 1952 in your own name. We suggest that at the time you assess your property that you claim home exemption as taxes will be lower if you claim a home exemption. After you have assessed your property, please go to the Tax Collector's Office and take our letter of October 15, 1951, with you and request the Tax Collector to prepare and forward to this office a tax bill for your tax becoming due October 1, 1951. Request that he forward the formal tax bill and our letter of October 15 to this office so that we can pay your tax.

Yours very truly,

C. H. NEWSOM

Chief, Loan Service and Claims Section



VETERANS ADMINISTRATION

Regional Office Loan Guaranty Division-Montgomery 4, Alabama

YOUR FILE REFERENCE:

October 15, 1951

IN REPLY REFER TO: 4B DL-467-Ala SPADER, Richard John

Tax Collector Baldwin County Bay Minette, Ala

Dear Sir:

The Veterans Administration holds a First Mortgage on the following described real estate, title to which is vested in the individual indicated below:

Lot

Block

Addition

Property Owner

South 66' of the North 254' of the East 185', Fairhope Single Tax Plat

Number

Street

City and State

14 South Ingleside Avenue, Fairhope, Ala

Until further notice please send all tax bills on this property to:

Loan Guaranty Officer Veterans Administration Regional Office

Property purchased from:

H. R. & Ann R. Hall

1. 213.

Very truly yours,

L. D. Thom Loan Guaranty Officer or Designee

I hereby authorize delivery to the Veterans Administration of all tax bills in connection with the above-described property.

> Richard J. Spader Property Owner's Signature

FL 4-220 May 1951

Address, if other than above

Dec. 16, 1941

Mr. Homer Vincent, Feirhore, Alabama

Dear Mr. Vincent:

I have copies of the 1941 State and County tax bills on your farm properties and on the Western Woodworking Prod. Co. here property.

This year we are paying the taxes for our lessees whose rent accounts are paid up but I note that you owe on the farm properties the last half of this year's rent plus enalty since Oct. 1 and the same on the W. W. Prod. Co.

These taxes will have to be paid now if penalties are to be avoided and I suggest you see me about it at your earliest convenience.

Very truly yours,

Secretary.

The Roxement Stucco Corporation

STUCCO RE-COATING



JOS. S. VINCI, President

4431 N. Kilpatrick Ave. CHICAGO 30, ILLINOIS

June 7, 1950

Fairhope Single Tax Corp. Rirhope Alabama

Attention: Mr. C. A. Gaston,

Secretary

Gentlemen:

In accordance with your letter of June 3, 1950, I am enclosing signed copy of the application and lease to the property transferred to me by Henry and Hallie Crawford, together with a check of one dollar for the lease issuance fee.

Thank you for your kind attention to this matter.

Yours very truly,

Joseph S. Vinci

JSV:RB enc-

June 3, 1950

Mr. Joseph S. Vinci, % Rosemont Stucco Corp., 4431 N. Kilpatrick Ave., Chicago, 30, Ill.

Dear Mr. Vinci:

Enclosed find the leases to the property transferred to you by Henry and Hallie Crawford. You and Mrs. Vinci will please sign both copies of the application and both copies of the lease and return to us the copy marked CORPORATION COPY in lease issuance fee.

You will note that we did not use the application you signed. The reason is that an error was discovered in the dese

Very truly yours,

Secretary

The Roxement Stucco Corporation

STUCCO RE-COATING



HOME MODERNIZING

JOS. S. VINCI, President

4431 N. Kilpatrick Ave. CHICAGO 30, ILLINOIS

October 22, 1948

Fairhope Single Tax Corp. Fairhope Alabama

Attention: Mr. C. A Gaston, Secretary

Gentlemen:

In reply to your letter of October 19, 1948, the insurance which we have with C. L. Bloxham, agent, on the building and contents is \$4000.

There is not any new furniture and there is not any butane equipment there.

Yours very truly,

Joseph S. Vinci

JSV:RB

Oct. 19, 1948

Mr. J. S. Vinci
% The Roxemont Stucco Corp.
4431 N. Kilpatrick Ave.
Chicago, 30, Illinois

Dear Mr. Vinci:

To properly assess your property here this year I need current information as follows:

Have you made any change in your fire insurance? The record shows \$5100 on buildings and contents, with C. L. Bloxham, agent.

Is there any new furniture since last year, and if so what value? Is there any butane equipment and if so what value?

Very truly yours,

Secretary

P. S. Please get this information to me this month.